



18 Boroughbridge Road
Northallerton, DL7 8BE

youngsRPS 

18 Boroughbridge Road Northallerton DL7 8BE

GUIDE PRICE: £330,000

A spacious, conveniently located detached house with large gardens to the rear. Accommodation includes a modern kitchen with utility room & ground floor WC, 3 reception rooms including a conservatory overlooking the rear garden, 3 bedrooms & a modern shower room. Garage store, excellent off-street parking.

- Conveniently located within walking distance of the town & station
- 3 reception rooms including conservatory
- Large rear garden
- Garage store & off-street parking



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Northallerton 01609 773004



An entrance porch with part glazed front door leads into the hallway which has stairs to the first floor & an under stairs storage cupboard. The kitchen has a range of high gloss units with quartz worksurfaces, eye level double oven & built-in microwave, halogen hob & extractor over, integrated dishwasher & washing machine, walk-in pantry. There is an open aperture to a useful utility room with access to the rear garden, garage store & ground floor WC. The reception rooms include a well-proportioned sitting room with a bay window to the front & fireplace with marble hearth with inset living flame gas fire, dining room & conservatory overlooking the rear garden. Upstairs, the property has a landing with a window to the side, loft access & shelved cupboard with gas central heating boiler. There are three double bedrooms, two of which have built-in wardrobes & the second with a useful vanity basin. The shower room has been modernised in recent years & has a double walk-in enclosure with electric shower, low flush WC with concealed cistern & an inset vanity basin with shelved cupboard below. Outside, the front garden is laid mainly to gravel for ease of maintenance & a concrete driveway affords plenty of off-street parking. This leads to a useful garage store/workshop which has power & light. The generous rear garden is laid mainly to lawn & planted with a wealth of mature plants & shrubs. There is an attractive summer house & a timber gate giving access to the side of the property.

LOCATION Situated within the popular market town of Northallerton, within walking distance of all the facilities and amenities the town has to offer. The property is well placed for primary and secondary schooling. The thriving market town has a weekly market which has been running since it was chartered in 1200. The bustling High Street is home to many independent businesses from delicatessens, greengrocers and department stores with larger chains also available. There are ample facilities to make use of including sports clubs, restaurants, pubs, theatre, bowling alley and cinema.

Ideally situated between The Yorkshire Dales National Park and The North Yorkshire National Park, Northallerton is also conveniently located for commuters who can make use of the excellent road and rail networks giving convenient access to Darlington, Newcastle, York, Leeds and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits.

SERVICES Mains water, drainage & electric. Gas central heating.

CHARGES Hambleton District Council Tax Band D.

TENURE It is understood that the property is Freehold.

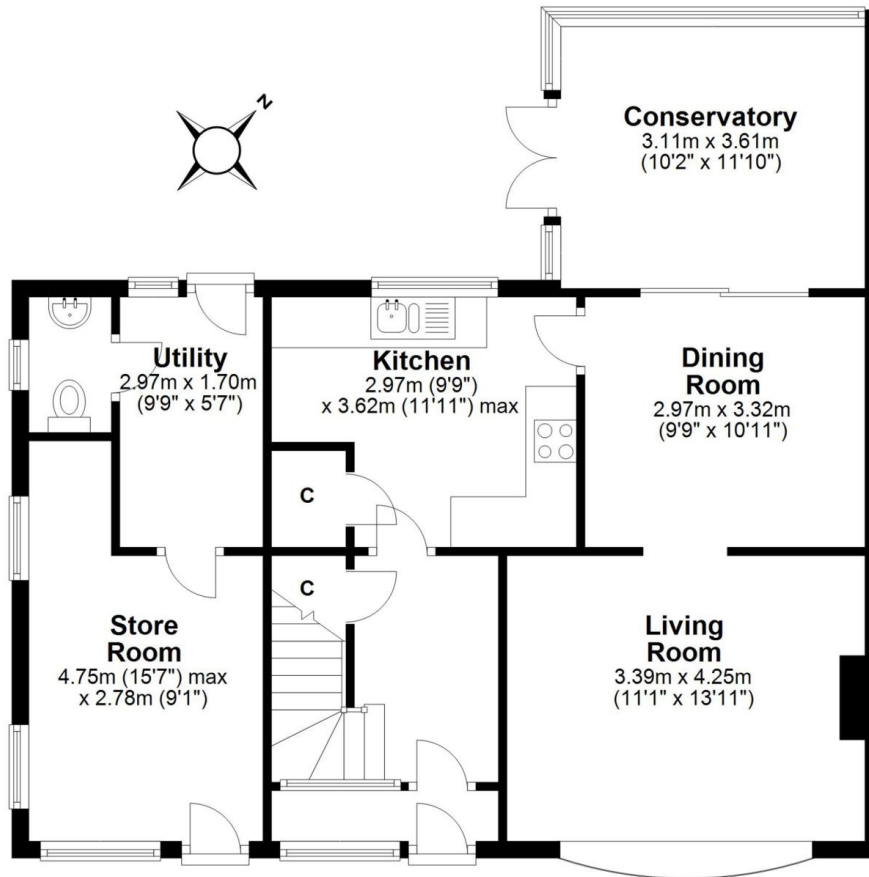
VIEWINGS By appointment with the Agents. Please call 01609 773004.

FREE MARKET APPRAISAL Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.

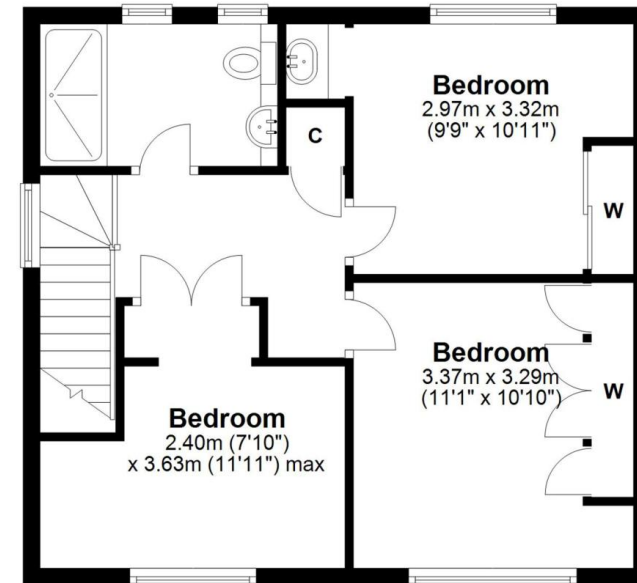
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Boroughbridge Road Northallerton

Total area: approx. 121.8 sq. metres (1310.9 sq. feet)



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser.



R201

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