



**37 Ormesby Crescent**  
Northallerton, DL7 8RP

youngsRPS 

# 37 Ormesby Crescent Northallerton DL7 8RP

**Guide Price: £237,500**

Available with No Onward Chain, this 3 bedroom semi-detached property is located on the south side of town within easy walking distance of both the town, mainline train station & well-regarded Primary schools. The house has a modern kitchen & bathroom, open plan living accommodation and large rear garden.

- Semi Detached House
- Three Bedrooms
- Open plan living accommodation
- Beautiful large rear garden
- Sought after location

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Northallerton 01609 773004





The property is accessed via a glazed UPVC door into the entrance hallway with fitted door mat, stairs to the first floor and door into the sitting room. The generous open plan sitting/dining/kitchen is the perfect space for modern family living. There are sliding patio doors out to the rear garden, carpeted floors and cornice ceilings. The kitchen comprises cream wall and floor units, wood laminate worktops, stainless steel sink and drainer, space for a freestanding cooker, fridge, freezer and plumbing for a washing machine. There is an external door leading to the side of the property and a cupboard housing the gas central heating boiler. Upstairs there are three bedrooms, house bathroom and airing cupboard all accessed via the landing. Two of the bedrooms are doubles and the third a single. The modern family bathroom is fully tiled and comprises a panel bath with shower over, pedestal wash hand basin, WC and chrome towel radiator. The front garden is laid mainly to lawn with mature hedging, trees and shrubs. There is a paved path leading to the front door. A driveway affords off street parking and leads to a larger than average attached single garage (23'6" long x 8'11" wide) with up and over door, electric power, light and a pedestrian door to the rear garden. The large rear garden is a beautiful feature of the property which briefly comprises a paved patio area with steps leading to the lawn. It is enclosed in timber fencing with mature tree, shrub and flower borders.

**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 electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water.

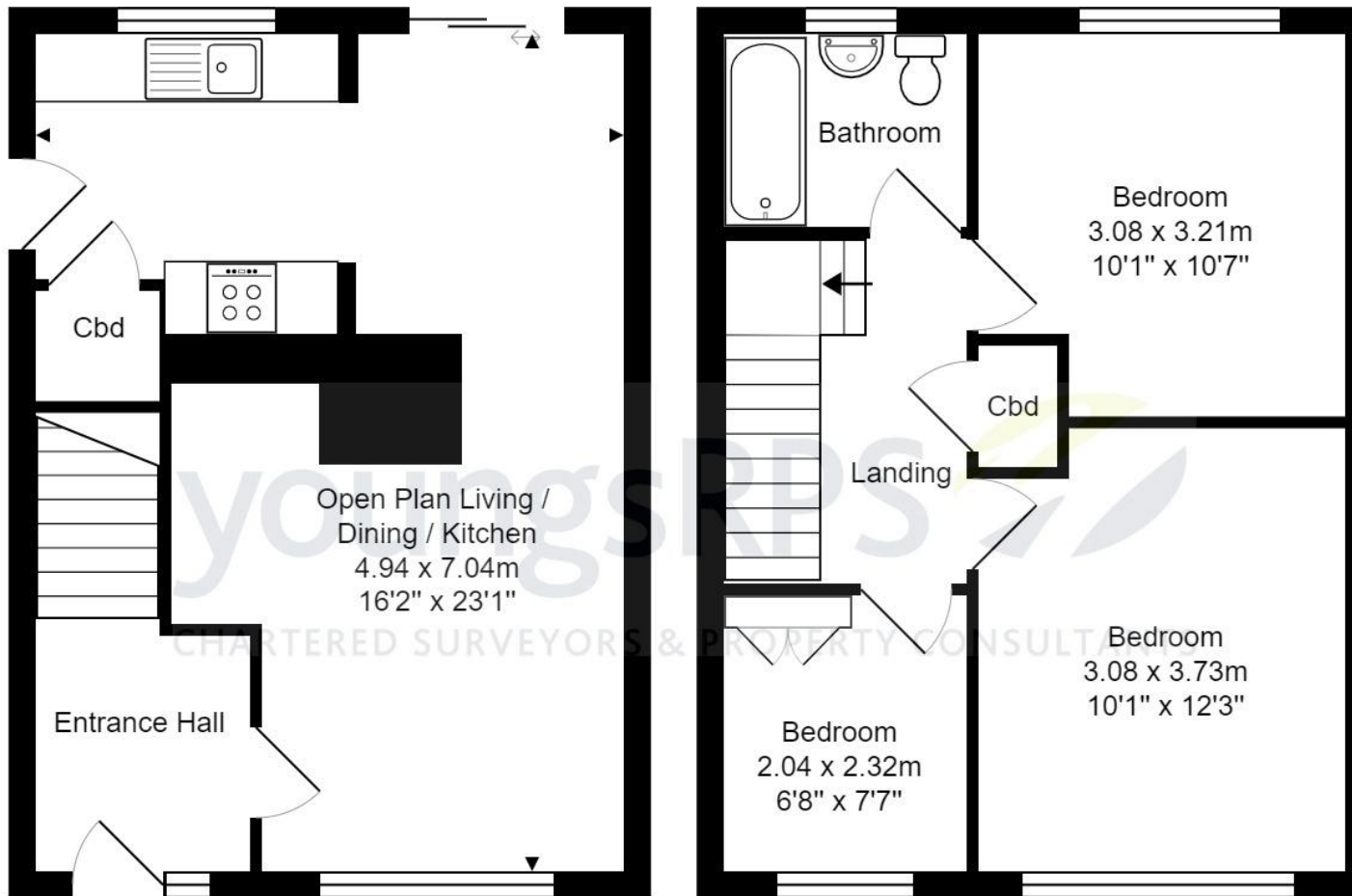
**VIEWINGS** - strictly by appointment. Please contact the agent on 01609 773004.

**TENURE** Freehold.

**CHARGES** North Yorkshire Council Tax Band C.

**AGENT'S NOTES** 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		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



All measurements are approximate and for display purposes only.

**IMPORTANT NOTE:** Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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