



**22 Broomfield Avenue**  
Northallerton, DL7 8RG

**youngsRPS** 



# 22 Broomfield Avenue Northallerton DL7 8RG

**Guide Price: £360,000**

A 4-bedroom detached house situated on a generous corner site in the desirable Broomfield Avenue area of Northallerton within walking distance of well-regarded primary schools & mainline train station.

- Sought after location within walking distance of town & station
- Corner plot with generous gardens
- 3 reception rooms, 4 bedrooms
- Potential to modernise
- Double garage, extensive off-street parking
- NO ONWARD CHAIN



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Youngs - Northallerton 01609 773004



An L shaped entrance hall welcomes you into this spacious home in which there is a useful understairs cupboard & a cloakroom/ WC. The sitting room has aspects to 3 sides, allowing for plenty of light whilst a light oak fireplace with inset electric fire provides a pleasant focal point. The house benefits from a dining room with a bay window to the side which leads through to the kitchen fitted with a range of oak units, built-in eye level double electric oven & a gas hob. A doorway leads into a super conservatory which has a ceramic tiled floor & doors leading out to the garden. A further door from the kitchen accesses a practical utility room with storage cupboards, plumbing for a washing machine & a gas central heating boiler & there is access to the GARAGE. Upstairs, the landing has a window to the front & access to the loft space which is part boarded. The principal bedroom has a dual aspect & a useful range of built-in wardrobes & drawers with the 3 further bedrooms all being well-proportioned. The house bathroom has a suite comprising a bath installed within a recess, low flush WC, bidet & wash basin. A separate shower room is adjacent to the bathroom but could easily be incorporated within the main bathroom if preferred. Outside, the front garden has a low wall to the boundary. A double width tarmac driveway provides off-street parking for many vehicles & this leads to a double garage with electrically operated door, stainless steel sink, water & power supply. Being located on a corner site, the attractive

gardens are well-stocked with a variety of mature trees & shrubs & wrap around the side of the property where a private, block paved sun terrace provides the perfect place for alfresco dining.

**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 Moors 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.

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

**TENURE** The property is Freehold.

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

**VIEWING** By appointment with the agents. Call 01609 773004.

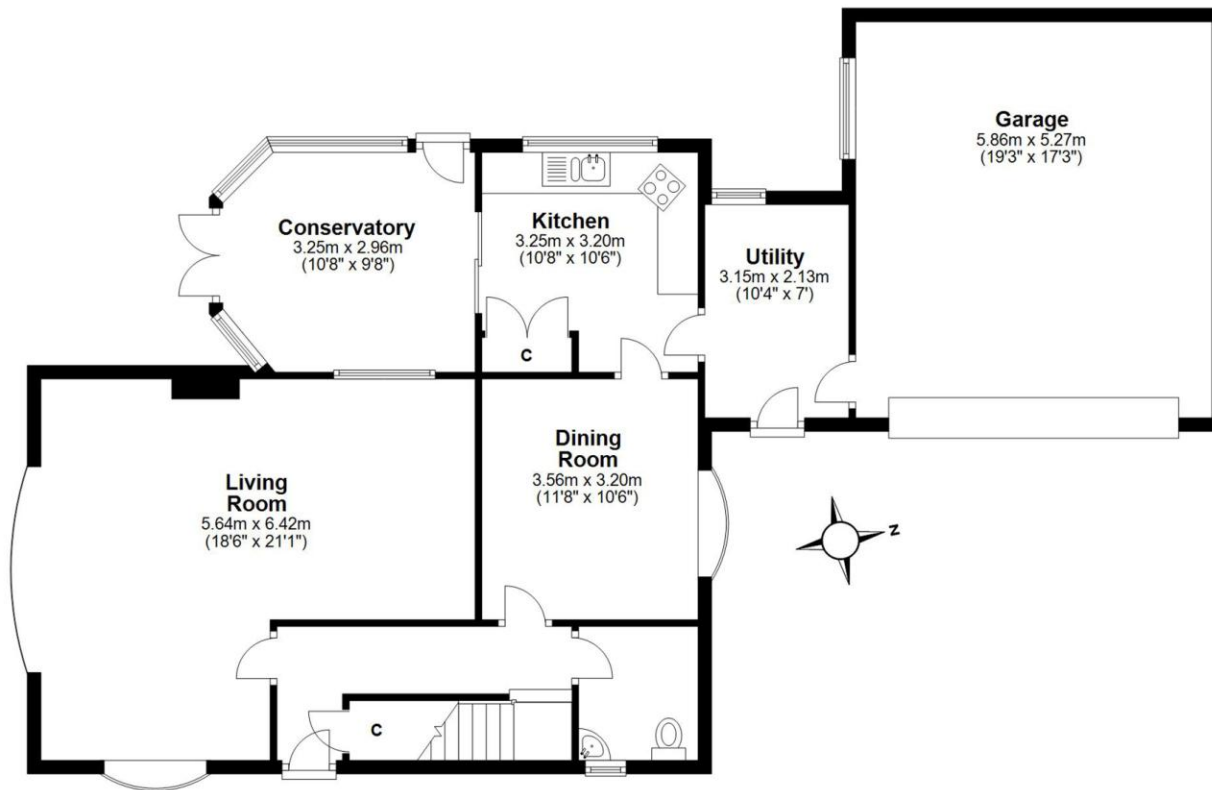
**FREE MARKET APPRAISAL** We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



# Broomfield Avenue Northallerton

Total area: approx. 182.1 sq. metres (1960.2 sq. feet)



Ground Floor



First Floor

**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 these 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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