



19 Grenadier Drive
Northallerton, DL6 1SB

youngsRPS 

19 Grenadier Drive Northallerton DL6 1SB

Offers Over: £424,000

An attractive Detached House occupying a sought-after location in the head of a quiet cul de sac on the favoured south side of Northallerton. The house enjoys a larger than average plot, long driveway & a large attached Double Garage.

- Sought after location on a quiet cul de sac on the South side of town
- 4 bedrooms & separate Home Office
- Large southwest facing rear garden
- Spacious Breakfast Kitchen
- Double garage & extensive parking
- Home office



youngsRPS

Youngs - Northallerton 01609 773004



An attractive detached house, occupying a desirable location at the head of a quiet cul de sac on the sought after south side of Northallerton. The property has well-proportioned rooms including a modern Breakfast kitchen which has been refurbished in recent years with cream shaker style units. The living room has the benefit of a living flame gas fire which gives a cosy feel to this spacious room & the separate dining room has patio doors leading out to the rear garden. The hall way with WC & a practical storage cupboard has a staircase rising to the first floor and gives access to all first-floor rooms. The landing allows access to the loft which is part boarded & has a pull-down ladder. The Master bedroom has an excellent range of built-in wardrobes & an ensuite shower room. There are 3 further bedrooms, also with practical built-in wardrobes providing excellent storage solutions. The family bathroom has a contemporary white suite including bath, WC and washbasin. Externally, the property is located on a larger than average plot. The front is laid mainly to lawn & has a long tarmac driveway providing off-street parking for several vehicles. This leads to an attached double Garage with up & over doors, exit door to rear, power, light. The rear garden faces towards the southwest & is enclosed by timber fencing. It has an expansive well-tended lawn interspersed with attractive flower borders, a timber garden shed & practical timber HOME OFFICE which is well-insulated &



equipped with WIFI connection, power & light.

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.



CHARGES North Yorkshire Council Tax Band E.

VIEWINGS By appointment. Please contact the agent on 01609 773004.

AGENT'S NOTES A management charge is payable to Thornbrough estates by way of contribution for the upkeep of communal green space. This currently amounts to £60 per annum.

Planning Permission

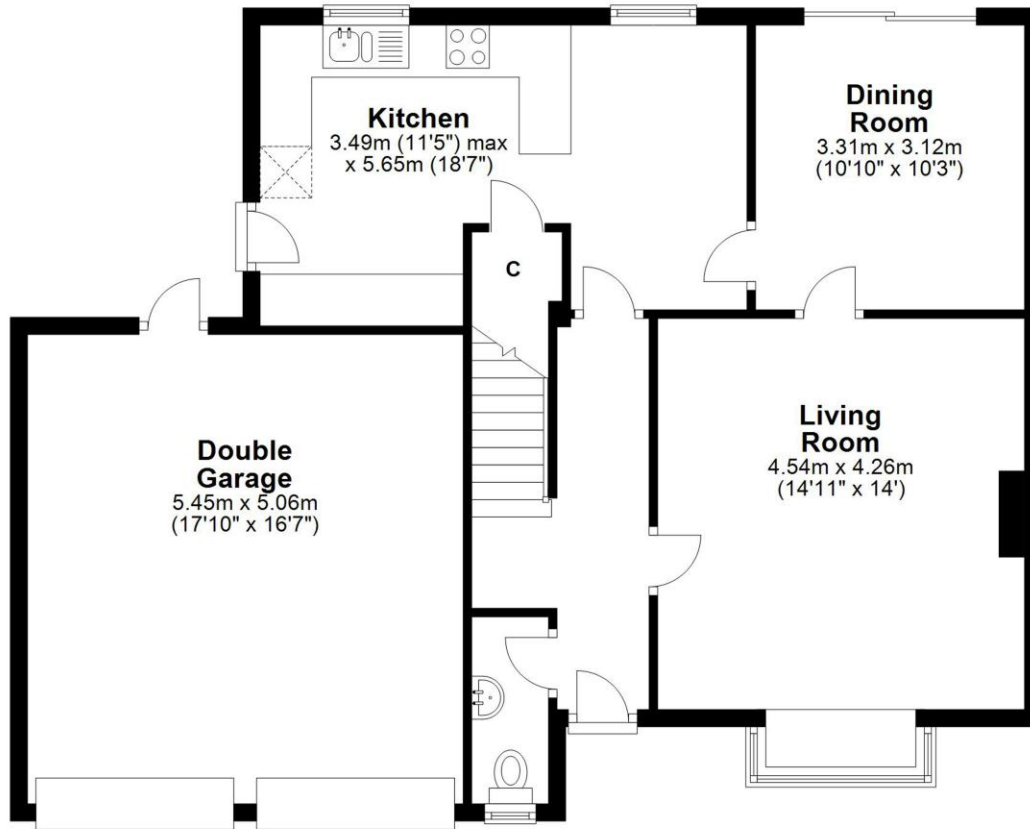
The property has the added benefit of planning permission for a two-storey extension. Full details can be found by visiting the North Yorkshire Council planning portal & keying in the following reference: -

22/02465/FUL | Alterations & extension to existing dwelling | 19 Grenadier Drive Romanby Northallerton North Yorkshire DL6 1SB (hambleton.gov.uk)

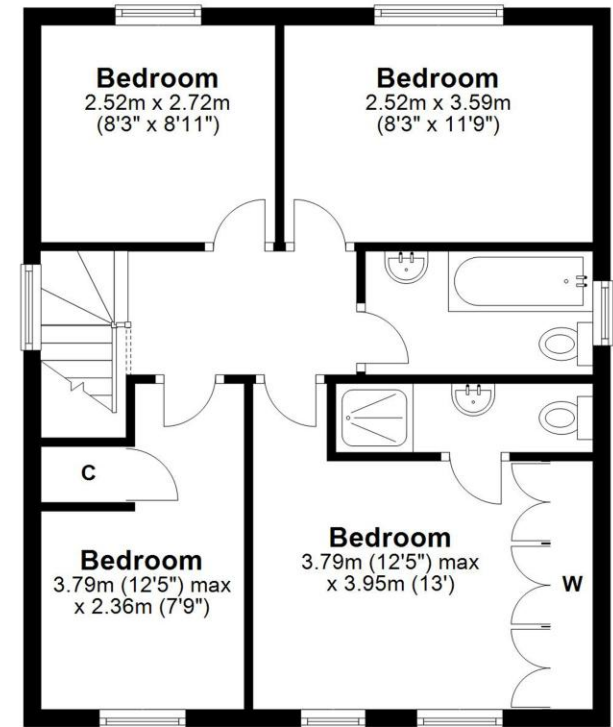
EPC Rating D.

Grenadier Drive Northallerton

Total area: approx. 140.4 sq. metres (1511.6 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.



R201

NORTHALLERTON
General: 01609 773004
Land Agency: 01609 781234

northallerton@youngsrps.com

SEDFIELD
General: 01740 617377
Land Agency: 01740 622100

sedfield@youngsrps.com

NEWCASTLE
General: 0191 261 0300

newcastle@youngsrps.com

HEXHAM
General: 01434 608980
Land Agency: 01434 609000

hexham@youngsrps.com

DUMFRIES
General: 01387 402277

dumfries@youngsrps.com