



17 Normanby Road
Northallerton, DL7 8RR

youngsRPS 

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Offers Over: £300,000

This extended 4 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, three bathrooms, open plan living accommodation, rear garden & off street parking.

- Extended Semi Detached Family Home
- Four Bedrooms
- Three Bathrooms
- Modern Kitchen Diner
- Off Street Parking for Two Vehicles



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Northallerton 01609 773004



The property is accessed via a UPVC door into a spacious entrance hallway with fitted door mat, oak engineered herringbone flooring and oak staircase rising to the first floor. A door to the left from the entrance hall leads to a downstairs study/playroom. To the right there is a large open plan living/dining room with bay window to the front and French doors accessing the rear garden. The extended modern kitchen diner was installed only 6 months ago and comprises grey wall and floor units, laminate worktops, 1 1/2 bowl sink and drainer and induction hob with extractor over. Integrated appliances include a microwave oven, electric oven, dishwasher, fridge, two freezers and a wine fridge. There is plenty of room for a dining table and chairs and French doors overlooking the rear garden. A door leads from the kitchen into a useful utility room with plumbing for a washing machine, space for a tumble drier and cupboard housing the gas combi boiler. There is a door to a downstairs WC and exit door to the side of the property. To the first floor there are four good sized bedrooms, perfect for a growing family. Two of the four bedrooms are generous singles and enjoy ensuite shower rooms. The other two bedrooms are both doubles and are serviced by the main family bathroom which comprises panel bath, corner shower cubicle, WC and pedestal wash hand basin. The loft is fully boarded and insulated and can be accessed via a pull down loft ladder. Externally the property enjoys a low maintenance rear garden,

enclosed in timber fencing and includes a large paved patio area and artificial grass. A side gate leads to the front of the property which provides off street parking for two vehicles.

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 Viewings are strictly by appointment. Please contact the agent on 01609 773004.

TENURE Freehold.

CHARGES North Yorkshire Council Tax Band C.

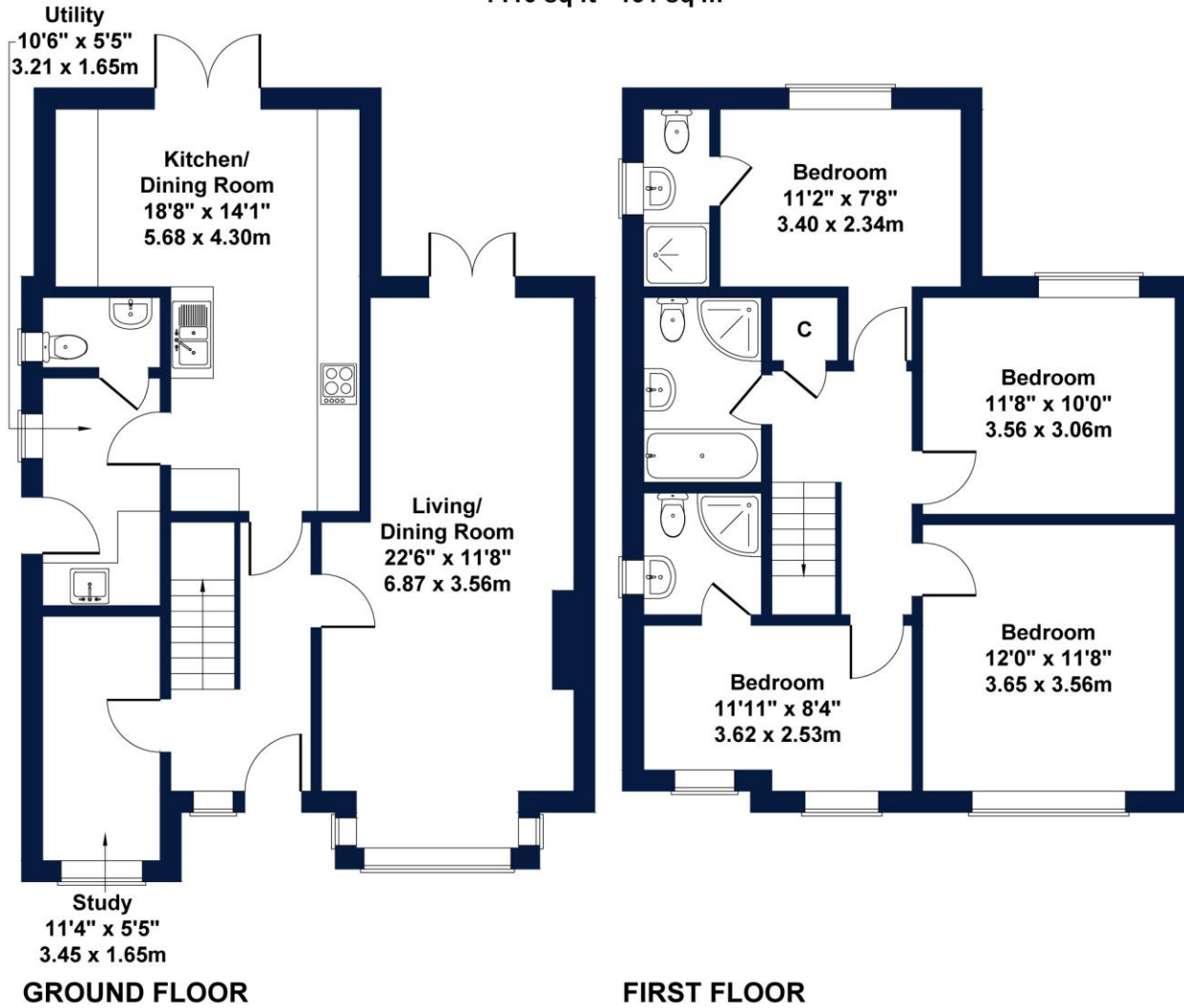
AGENT'S NOTES Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.



17 Normanby Road, Northallerton

Approximate Gross Internal Area

1410 sq ft - 131 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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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