



4 Westgarth

Northallerton, DL7 8NA

youngsRPS 

**4 Westgarth
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DL7 8NA**

Guide Price: £189,950

- Semi Detached House
- Two Double Bedrooms
- Modern Shower Room
- Open Plan Kitchen/Dining/Family Room
- Designated Off Street Parking
- Central Location
- EPC Rating D



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Northallerton 01609 773004



A hidden gem, rarely on the market. This generously proportioned two double bedroom semi-detached house sits in a highly convenient location close to Northallerton High Street. Downstairs, the front door leads into a tiled entrance hall with stairs rising to the first floor, and a door into the open plan living/dining/kitchen area and adjacent living room. The carpeted living room overlooks the front garden via a large bay window, and there is an open fireplace with wooden surround and tiled hearth. The unique and highly attractive period stone tiling of the hall extends into the open-plan dining area, which includes a useful storage cupboard/pantry. The kitchen boasts white gloss wall and floor units, laminate worktops and a 1½ bowl sink and drainer. There is an eye level electric oven and grill, integrated dishwasher and gas hob with extractor over. There is a modern gas central heating boiler, downstairs cloakroom, and a utilities cupboard with space for a drier and plumbing for a washing machine. The kitchen extends into an additional reception space with French doors to the rear yard, which includes an additional outbuilding for storage. Both the kitchen and rear extension benefit from underfloor heating.

The split staircase to the first floor leads to a modern shower room comprising a double walk-in shower enclosure, WC, large

hand basin with vanity unit below, towel radiator and window to the rear. Both double bedrooms are spacious with fitted wardrobes, the smaller benefiting also from a hand-basin vanity unit, while the largest full-width front bedroom could potentially be divided into two smaller bedrooms. A loft hatch with pull down ladder accesses a fully boarded loft space with power and light.

The property also benefits from a designated off-street parking space for one vehicle.

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The property also benefits from a designated off-street parking space for one vehicle.

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 twice 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

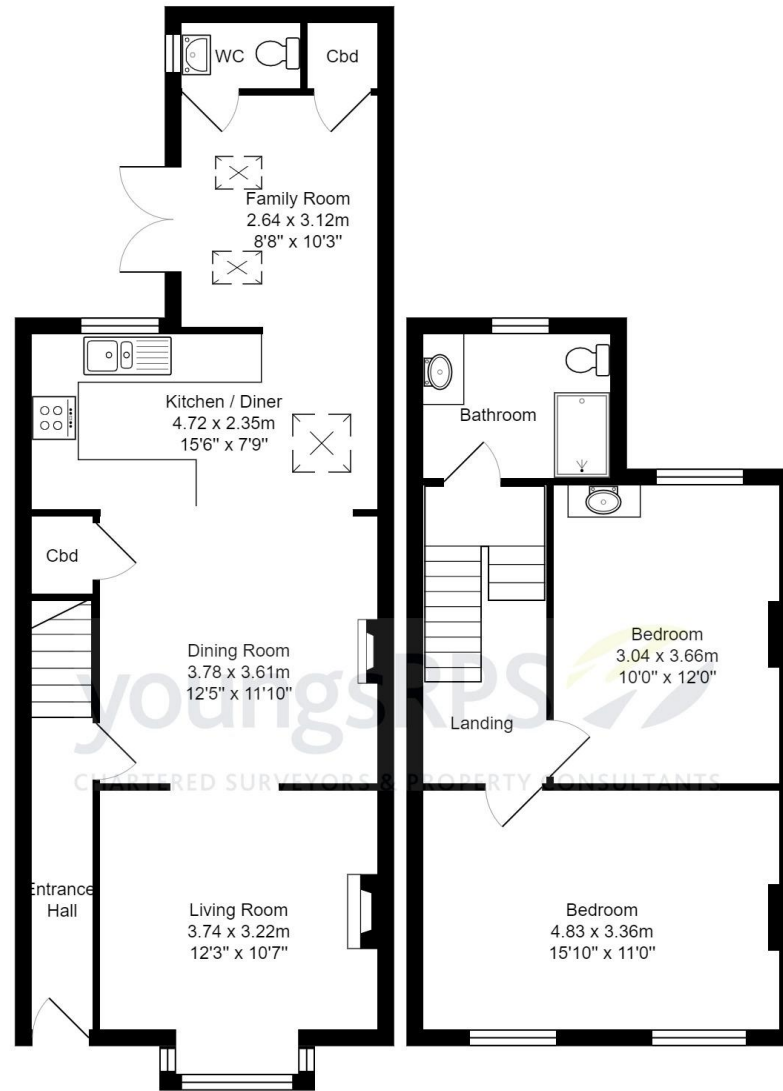
department stores with larger chains also available. There are ample local facilities including sports clubs, restaurants, pubs, theatre, bowling alley and cinema.

Ideally situated between The Yorkshire Dales National Park and The North Yorkshire National Park, Northallerton is also conveniently located for commuters with excellent road and rail networks giving easy 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. The gas-fired central heating boiler services radiators and underfloor heating, as well as supplying hot water.

CHARGES North Yorkshire Council Tax Band B.

VIEWINGS Strictly by appointment with the Agents. Call 01609 773004.



All measurements are approximate and for display purposes only.

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