



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

**youngsRPS** 

# 12 Ormesby Crescent Northallerton DL7 8RP

**Guide Price: £275,000**

A wonderfully extended family home located in a sought after location close to well regarded primary schools and Northallerton town centre. The property briefly comprises an extended kitchen/family room, open plan living dining room, utility, downstairs shower room, garage/store, three bedrooms and a family bathroom. There is off street parking to the front and a low maintenance south facing rear garden.

- Extended Semi Detached Family Home
- Three Bedrooms
- Two Bathrooms
- Off street parking and garage
- Sought after location within walking distance of the town centre



**youngsRPS** 

Northallerton 01609 773004



The property is accessed via a composite front door into a spacious entrance hallway with laminate flooring and carpeted stairs rising to the first floor. To the left is an open plan living dining room with bay window to the front and gas fire with wooden surround. The current owners have created a wonderful kitchen/family room extension which spans the full width of the property. The kitchen boasts a plethora of light grey wall and floor units, oak laminate worktops and breakfast bar. Integrated appliances include Bosch double oven, fridge, freezer, and dishwasher. There is an induction hob with extractor over, two windows to the rear, three Velux windows and French doors to the garden. The room has ample space for a seating or dining area. Internal bi-folding doors lead from the kitchen extension back through to the living/dining room. A door from the kitchen accesses a useful utility room with plumbing for a washing machine, space for a tumble drier, door to the downstairs shower room and further door to the integral garage/store. The garage offers excellent storage space and houses the gas central heating boiler. It is fully insulated and could easily be converted to another reception room by simply raising the floor. To the first floor is a landing with window to the side and loft hatch accessing the part boarded loft space. There are three bedrooms, the master benefiting from a bank of mirrored wardrobes. The second bedroom is a good sized double with window to the rear and the third bedroom is a single with space



for some additional furniture. The neutral family bathroom comprises a panel bath with shower over, pedestal wash hand basin, WC and window to rear. Externally the property has a low maintenance front garden which is paved and provides offstreet parking. To the rear, the south facing garden is enclosed in timber fencing and comprises a lawn and paved patio area.

**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 & CHARGES** Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water. Hambleton District Council Tax Band C.

**TENURE** Freehold.

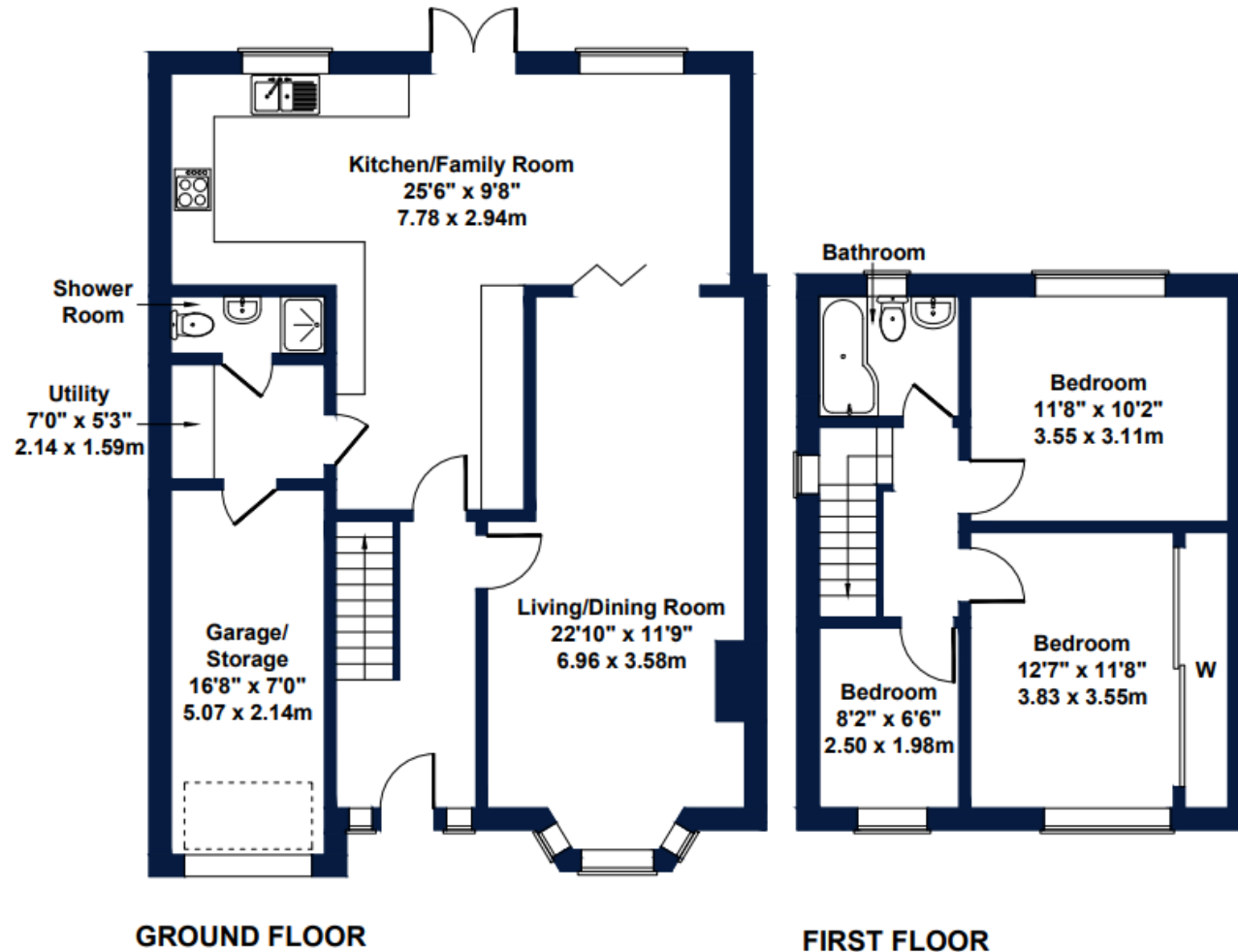
**VIEWINGS** Viewings are strictly by appointment. Please contact the agent on 01609 773004.

**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.



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Approximate Gross Internal Area  
1324 sq ft - 123 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	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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