



22 Swain Court
Northallerton, DL6 1EL

youngsRPS 

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OFFERS OVER: £150,000

This two-bedroom semi-detached house is located within walking distance of Northallerton town centre. The property is sold as seen and would benefit from some modernisation. It briefly comprises an entrance porch, living room, kitchen diner, two bedrooms and house bathroom. Externally there are gardens to front and rear, off street parking and a detached double garage. Ideal for first time buyers or investors.

- Two Bedroom Semi Detached House
- Central location within easy reach of the town and facilities
- Gardens to front & rear.
- Off street parking and garage
- EPC Rating C

youngsRPS 

Northallerton 01609 773004





The property is accessed via a UPVC entrance door into a carpeted hallway with door to living room. From the living room there are stairs leading to the first floor, window to the front and a gas fire. The kitchen would benefit from some updating and comprises white wall and floor units, black laminate worktops, stainless steel sink and drainer and two breakfast bars. There is space for a gas cooker, plumbing for a window and door to the rear.

Upstairs there are two bedrooms, the main bedroom benefiting from two cupboards, one housing the gas central heating boiler. The house bathroom comprises a white suite including pedestal wash hand basin, WC and bath with shower over. The flooring is lino and there is a window to the rear.

To the front of the property there is a low maintenance garden, laid with decorative gravel and enclosed in brick wall boundary. A long tarmac driveway affords off street parking and leads to a detached single garage. The rear garden is mainly laid to lawn and is enclosed in timber fencing with a gate to the side.

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 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 B.

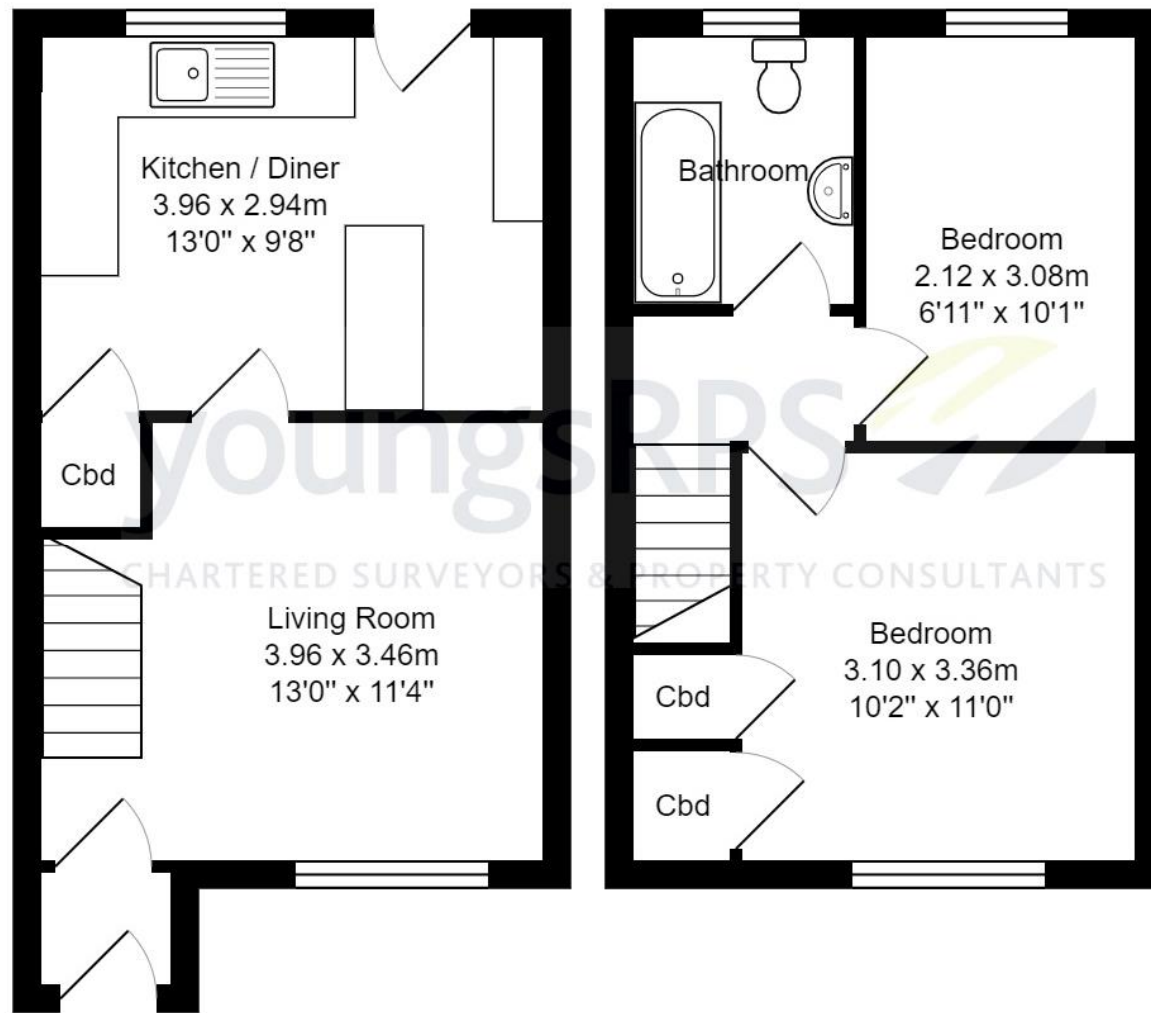
VIEWINGS Strictly by appointment with the Agents. Call 01609 773004.

AGENT'S NOTES The property would benefit from updating and is

'sold as seen'.

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		90 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



All measurements are approximate and for display purposes only.

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 the 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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