



4 Mulgrave Drive
Northallerton, DL7 8RS

youngsRPS 

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Guide Price: £235,000

A semi-detached family home located in a sought-after location close to well-regarded primary schools and Northallerton town centre. The property briefly comprises an open plan living/dining room, kitchen, conservatory, three bedrooms, family bathroom and occasional room in the loft space. There is off street parking to the front and a low maintenance south westerly facing rear garden.

- Semi Detached Family Home
- Three Bedrooms
- Occasional Room in the loft space
- Recently redecorated and recarpeted
- Off street parking
- South westerly facing rear garden

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Youngs - Northallerton 01609 773004





The property is accessed via a wooden door into a generous entrance hallway with carpeted floor and stairs rising to the first floor. To the right is an open plan living/dining room with large bay window to the front and gas fireplace with wooden surround. From the dining area there are double wooden French doors into a bright conservatory overlooking the rear garden.

The kitchen is accessed via a door from the entrance hall and comprises cream coloured wall and floor units, laminate worktops, electric oven, electric hob with extractor over and a stainless-steel sink and drainer. Integrated appliances include a fridge freezer, dishwasher and washing machine. There is a wooden door to the rear, windows to the side and rear and a larder cupboard.

Upstairs there are three bedrooms, two of which are doubles and the third a single. The master bedroom boasts generous fitted wardrobe space. The family bathroom comprises a white suite including a panel bath with shower over, pedestal wash hand basin, WC and chrome towel radiator.

Up a pull-down ladder from the landing is access to a useful occasional room which is carpeted and benefits from heating, power and light. The space provides an excellent opportunity for a home office, storage, or den for teenagers.

To the rear of the property there is an attractive rear garden which is south westerly facing and is mainly laid to lawn with

shrub borders and enclosed in timber fencing. There is a large timber shed and patio area which wraps around to the side of the property. The front garden is block paved and allows 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 via a back boiler to radiators and also supplying hot water.

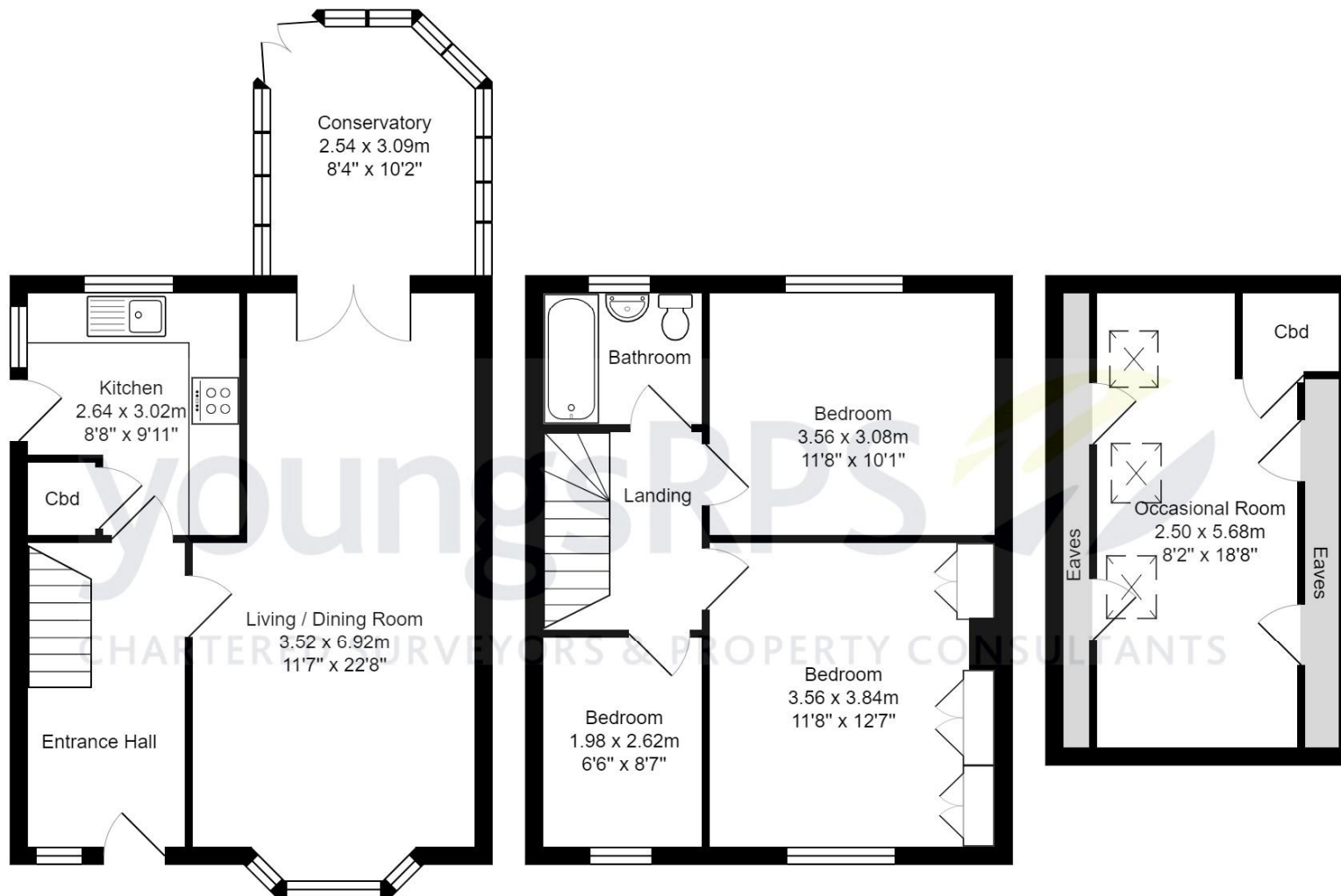
TENURE The property is of Freehold title.

CHARGES North Yorkshire Council Tax Band C.

VIEWINGS By appointment with the Agents. Please contact 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 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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