



**28 Turker Lane**  
Northallerton, DL6 1PZ

youngsRPS 



# 28 Turker Lane Northallerton DL6 1PZ

**Guide Price: £335,000**

A well-presented three bedroom detached bungalow with scope for modernisation located in a sought after location close to Northallerton town centre. The property briefly comprises a large living/dining room, kitchen, garden room, three double bedrooms and shower room. Externally there are beautiful gardens to three sides, off street parking and integral single garage. Viewing essential.

- Detached Bungalow
- Three Double Bedrooms
- Gardens to three sides
- Off Street Parking and Integral Garage
- Central Location



**youngsRPS** 

Youngs - Northallerton 01609 773004



The property is accessed by a UPVC door into a spacious entrance hallway with window to front, parquet flooring and door into inner hallway. To the left is a generously proportioned living/dining room with large window to front and stone fireplace. A door from the dining room leads through to the kitchen and further sliding doors access the garden room. The kitchen would benefit from modernisation and briefly comprises wall and base units, laminate worktops, stainless steel sink and drainer and larder cupboard. Appliances include an electric cooker, fridge, tumble dryer and washing machine. The garden room can also be accessed from the kitchen and provides a sunny, additional reception room overlooking the rear garden. There are three double bedrooms in the bungalow, two of which benefit from fitted wardrobes. The house shower room comprises a large, walk-in shower enclosure, pedestal wash hand basin and WC. The property boasts gardens to 3 sides. The front garden is laid mainly to lawn with attractive borders filled with mature plants and shrubs. The side garden is also laid to lawn with feature stone walling and gate accessing the rear garden. The rear garden comprises two lawned areas interspersed with gravelled and paved seating areas, hedge and brick wall boundaries and a greenhouse. There is off-street parking to the front of the property leading to an attached oversized single garage with workshop space, electric power, heating, water and light.

**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.

**TENURE** The property is of Freehold title.

**CHARGES** North Yorkshire Council Tax Band D.

**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.

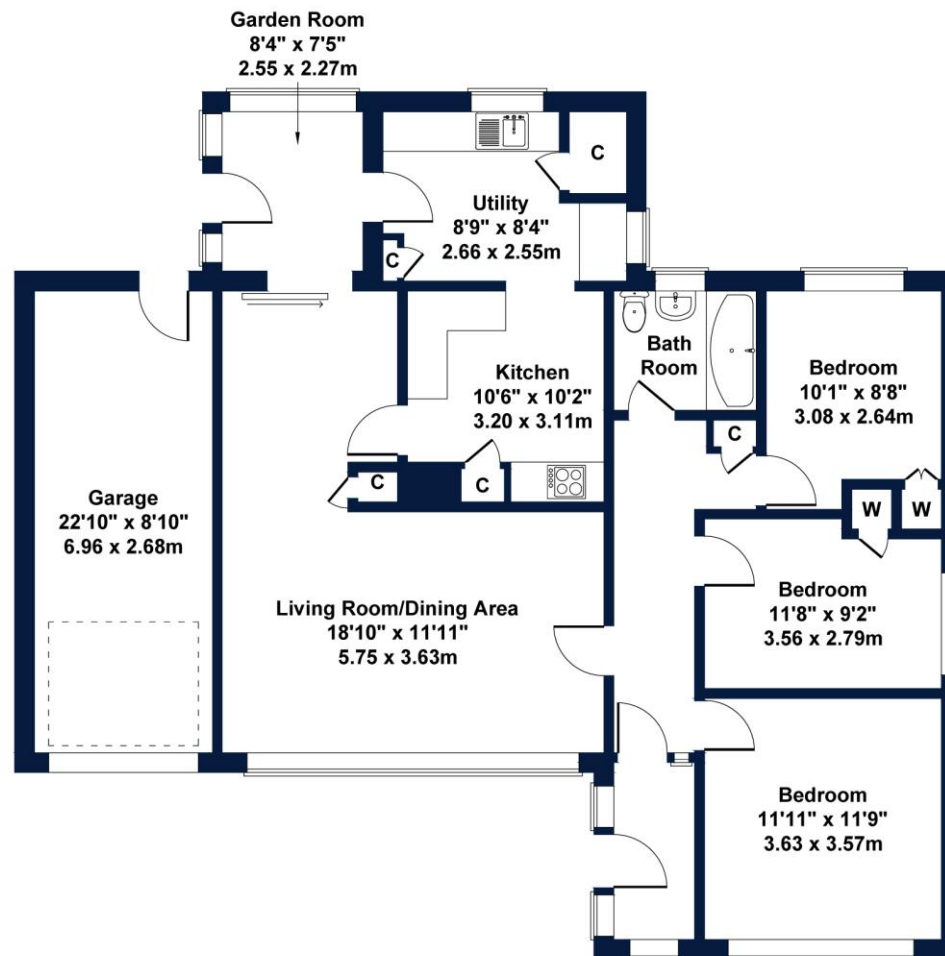
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



## 28 Turker Lane, Northallerton, DL6 1PZ

Approximate Gross Internal Area

1345 sq ft - 125 sq m



**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.



R201

**NORTHALLERTON**  
General: 01609 773004  
Land Agency: 01609 781234

northallerton@youngsrps.com

**SEDGEFIELD**  
General: 01740 617377  
Land Agency: 01740 622100

sedgefield@youngsrps.com

**NEWCASTLE**  
General: 0191 261 0300

newcastle@youngsrps.com

**HEXHAM**  
General: 01434 608980  
Land Agency: 01434 609000

hexham@youngsrps.com

**DUMFRIES**  
General: 01387 402277

dumfries@youngsrps.com