



34 Scholla View
Northallerton, DL6 3RT

youngsRPS 

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Guide Price: £175,000

A deceptively spacious TWO DOUBLE BEDROOM semi-detached house. The accommodation briefly comprises a generous living/dining room, kitchen, two bedrooms and modern bathroom. Externally there is an attractive rear garden and a long driveway providing off street parking for two vehicles.

- Spacious Semi Detached House
- Two Double Bedrooms
- Gardens to front & rear
- Off street parking for two vehicles



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Northallerton 01609 773004



This delightful property would be an ideal investor or first time buyer property, Accessed via an entrance hall way, the living/dining room is spacious with window to front, under stairs cupboard and stairs to the first floor. A door leads into the kitchen with beech coloured wall and floor units, laminate worktops, stainless steel sink and drainer, electric oven and electric hob with extractor over. There is plumbing for a washing machine, space for a fridge freezer, the gas central heating boiler and an exit door to the rear garden.

Upstairs there are two double bedrooms, both benefiting from fitted wardrobes with mirrored doors. The house bathroom comprises a modern white suite including panel bath with shower over, pedestal wash hand basin, WC and window to the side. Externally, the property enjoys a lovely south facing rear garden which is laid mainly to lawn with mature shrub and tree borders and an attractive patio area. To the side of the property there is a timber shed, bin storage area and timber gate.

To the front of the property there is a lawned area with mature hedge boundary and paved steps leading to the front door. A tarmac driveway affords 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 boiler to radiators and also supplying hot water.

CHARGES Hambleton Council Tax Band B.

TENURE This property is FREEHOLD.

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

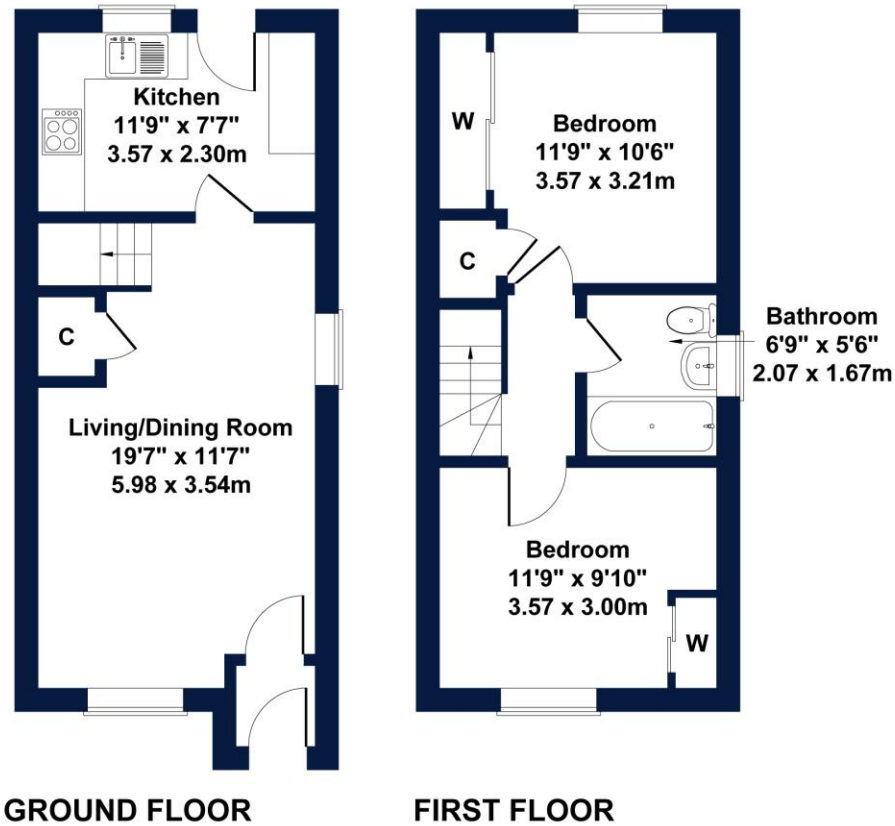
AGENT'S NOTES Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Approximate Gross Internal Area

656 sq ft - 61 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 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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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