



4 Normanby Road
Northallerton, DL7 8RW

youngsRPS 

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Guide Price: £330,000

Available with No Onward Chain. This 3 bedroom substantial detached property is located on the sought after south side of town. It is within easy walking distance of both the town, mainline train station & well-regarded Primary schools. The house comprises 3 bedrooms, a spacious kitchen, modern shower room & 3 reception rooms including a conservatory overlooking the south facing rear garden.

- NO ONWARD CHAIN
- Garage and off street parking
- 3 bedrooms, 3 reception rooms including conservatory
- Secluded, south facing rear garden
- Sought after location. Close to town centre, mainline train station and well regarded primary schools

youngsRPS 

Northallerton 01609 773004





A substantially built family home situated on a spacious plot in a sought after location in Northallerton. The property is accessed via a part glazed UPVC door into entrance hallway with downstairs WC, under stairs cupboard and storage/coat room. To the right is a spacious living room with bay window to front and a gas fire with wooden surround and marble hearth. An open archway leads to a dining room with door to the kitchen and sliding patio doors to a generously proportioned conservatory which has had new roof, windows and patio door fitted in September 2023. The kitchen comprises "London Stone" Farrow & Ball painted wall and floor units, laminate worktops, tiled splashbacks and a 1 1/2 bowl sink and drainer. Also NEFF integrated fridge, dishwasher, double oven, induction hob with extractor over. A door to the rear porch gives access to the single garage and utility room with plumbing for a washing machine and space for a stacking tumble drier. A further door allows entry to the rear garden. Upstairs there are three bedrooms, two of which are large doubles with fitted wardrobes, and the third a single with hatch into the part boarded loft space. The modern family shower room services all three bedrooms and comprises a walk in double shower, WC and wash hand basin. An airing cupboard from the landing houses the gas central heating boiler. Externally, the attractive rear garden is south facing and laid mainly to lawn, enclosed in timber fencing and mature hedge boundaries. Shrubs and trees border the grass providing a fabulous space which is a real selling point of the property.

Additionally there is a timber summerhouse, shed, side gate and patio area enclosed in low stone walling. To the front of the property there is a block paved driveway affording off street parking and leading to an attached single garage with electric door. The front garden is laid mainly to lawn with mature shrub borders, enclosed in timber fencing.

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.

CHARGES North Yorkshire Council Tax Band D.

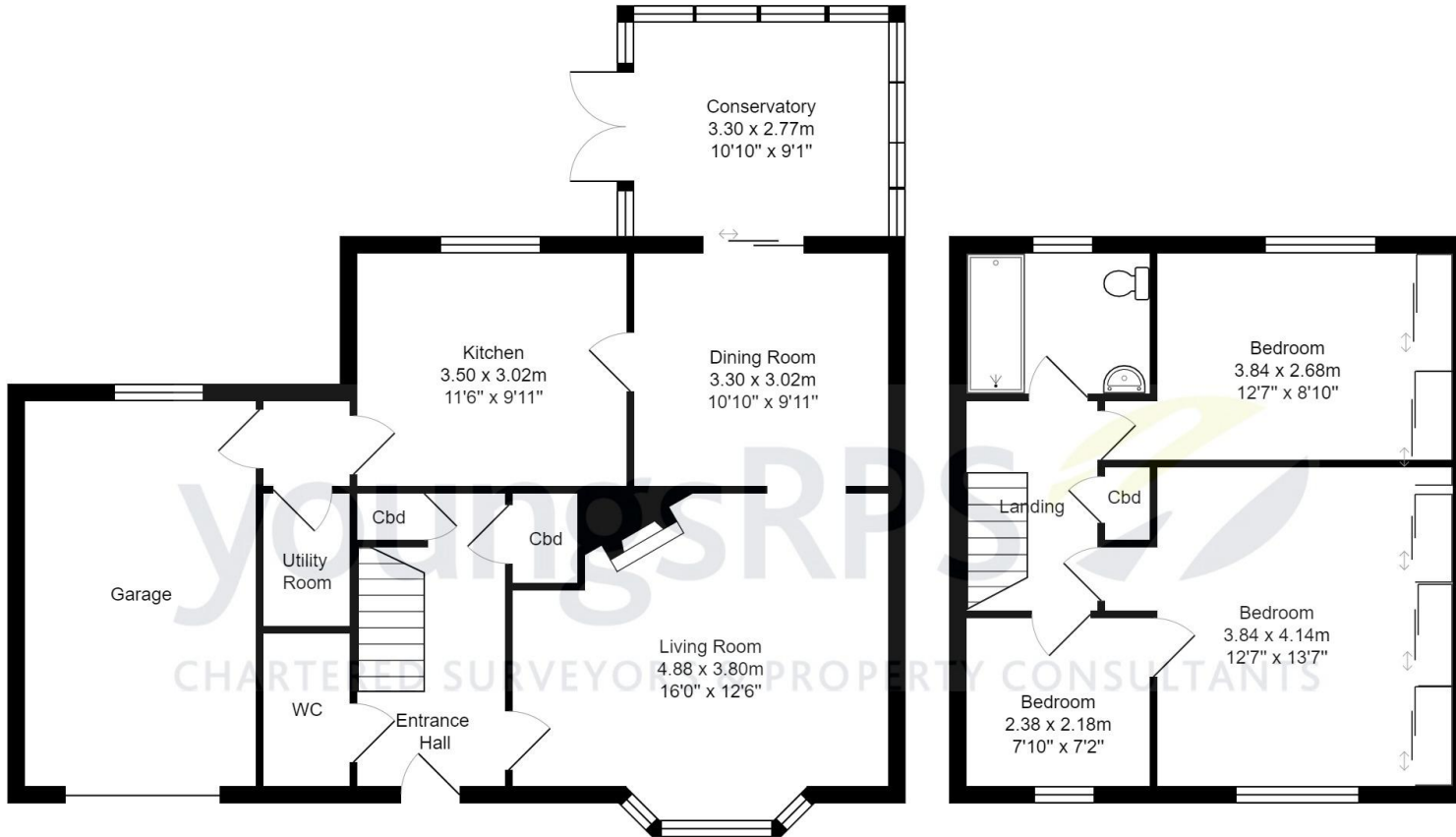
SERVICES Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water.

TENURE The property is 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.





All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 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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