



30 Normanby Road
Northallerton, DL7 8RW

youngsRPS 

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Offers Over: £230,000

This 3 bedroom semi-detached property is located on the south side of town within easy walking distance of both the town, mainline train station & well-regarded Primary schools. The house has an open plan living/dining room, kitchen, conservatory, 3 bedrooms and family bathroom. Externally there are gardens to front and rear and a single garage.

- Three Bedroom Semi Detached House
- Sought after location. Close to town centre, mainline train station and well regarded primary school
- Conservatory overlooking the rear garden
- Off Street Parking and Single Garage

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Northallerton 01609 773004





The property is accessed via a UPVC door into entrance hallway with stairs rising to the first floor and door to the living room. The open plan living/dining room is spacious with a living flame gas fire and sliding patio doors into the conservatory. The conservatory is also generously proportioned with French doors onto the rear garden. The kitchen boasts beech coloured wall and floor units, contrasting laminate worktops, tiled splashbacks and a stainless steel sink and drainer. There is an integrated fridge, space for a free-standing cooker, plumbing for a washing machine and UPVC door to the side.

Upstairs, the landing provides access to all three bedrooms, bathroom and to the part boarded loft space. Two of the bedrooms are doubles, both with fitted wardrobes and the third bedroom is a single. The family bathroom comprises a panel bath with shower over, WC, pedestal wash hand basin and white towel radiator.

Externally, the property benefits from a south facing rear garden which is laid mainly to lawn and enclosed in timber fencing. There is a timber garden shed, paved patio area and gate to the side. There is a driveway to the side of the property affording off street parking for several vehicles and leading to a single garage with up and over door, electric power, light and a pedestrian door to the rear garden. The front garden is low maintenance and laid to decorative gravel.

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 C.

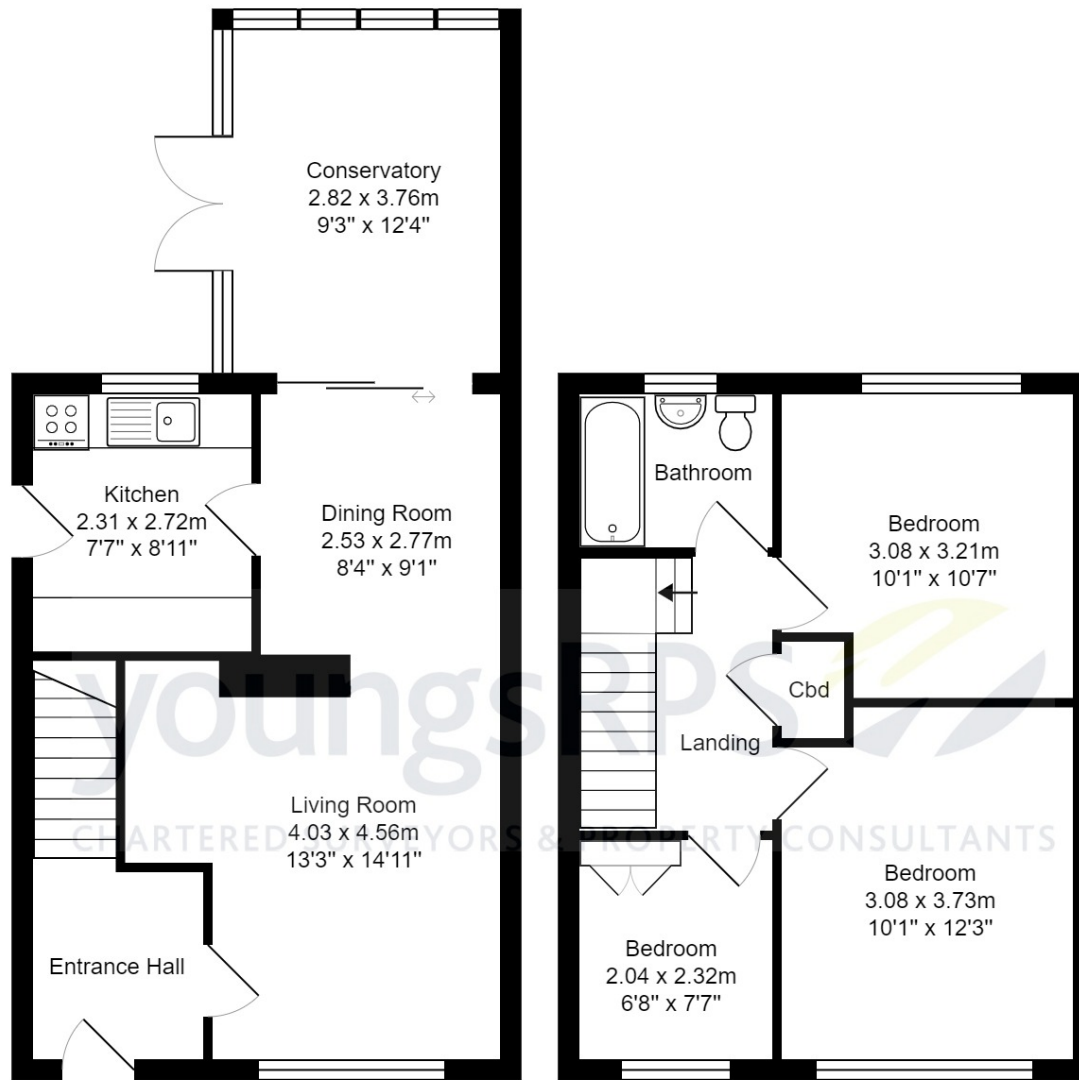
SERVICES Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water.

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		88 B
69-80	C	72 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 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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