



53a Crosby Road
Northallerton, DL6 1AF

youngsRPS 

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OFFERS OVER: £300,000

This 3 bedroom detached property is located on Crosby Road within short walking distance of Northallerton town centre. The house comprises 3 bedrooms, a spacious kitchen diner, modern family bathroom & 2 well-proportioned reception rooms and gardens to front and rear.

- Three Bedroom Detached House
- Within walking distance of the town centre
- Modern Kitchen & Bathroom
- Gardens to front and rear
- Off-street parking for several vehicles



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Northallerton 01609 773004



The property is accessed via a UPVC door into a spacious entrance hallway with tiled flooring, stairs to first floor and door to downstairs WC. To the left is a well proportioned dining room with carpeted flooring and window to front. The living room is also spacious and enjoys a modern electric fire, window to front and sliding patio doors accessing the rear garden. The modern kitchen boasts cream gloss, wall and floor units, wood laminate worktops, tiled splashbacks and a stainless steel one and a half bowl sink and drainer. Integrated appliances include an electric oven, gas hob with extractor over, fridge and dishwasher. There is a large kitchen island with extra storage and a breakfast bar seating four. A door from the kitchen leads to a useful utility room with plumbing for a washing machine and space for a freezer. The rear garden can be accessed via a UPVC door from the kitchen.

Upstairs is a generous landing with window to side and large storage cupboard. There are three double bedrooms, two of which benefit from fitted wardrobes. The modern family bathroom has been renovated in recent years and comprises a deep fill panel bath, walk in double shower enclosure, WC and wash hand basin with vanity unit below.

The private rear garden is mainly laid to lawn with steps leading up to a paved patio, timber decked area with summer house and garden shed. The garden is enclosed in timber fencing and is

sheltered by hedging. A path leads down the side of the property. The front of the property has a block paved driveway providing off street parking for several vehicles. Additionally, there is a lawned area and low 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 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 & CHARGES Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and

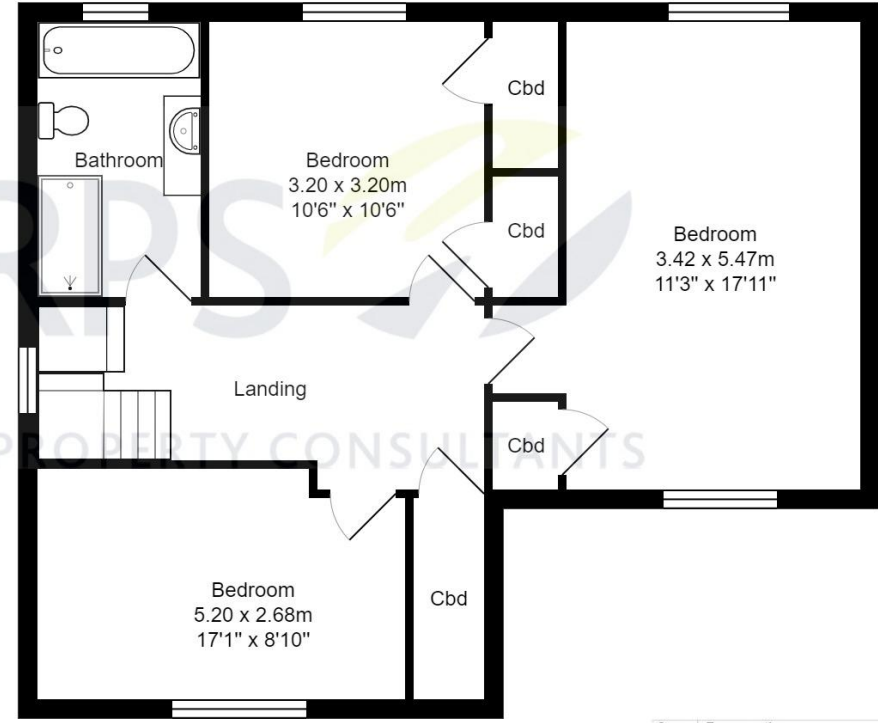
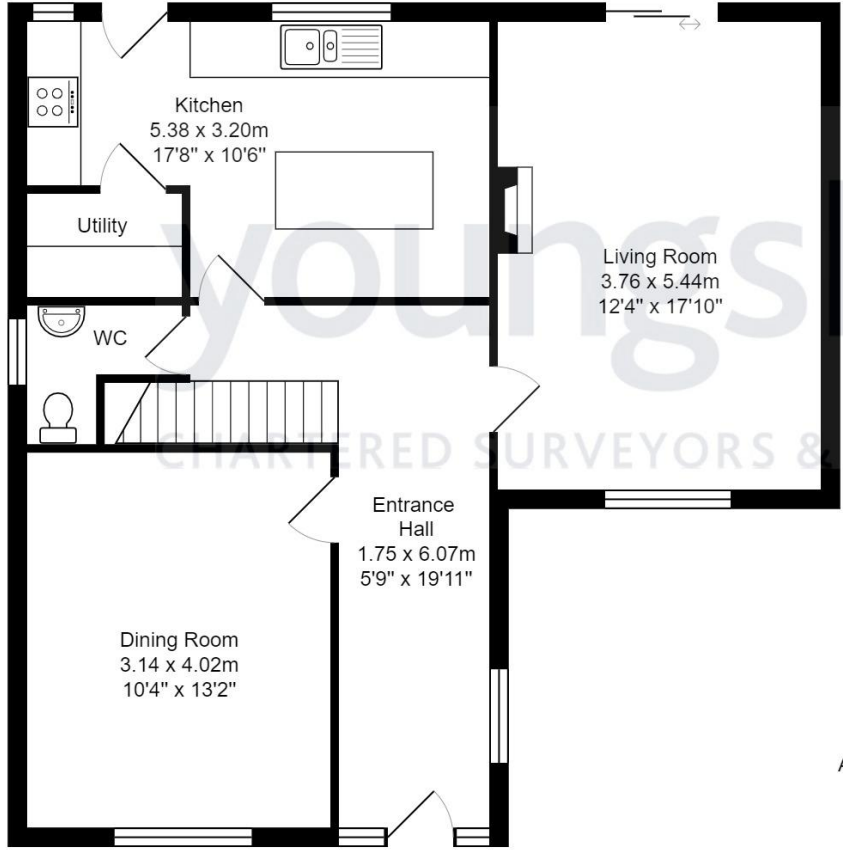
also supplying hot water. North Yorkshire Council Tax C.

TENURE The property is freehold.

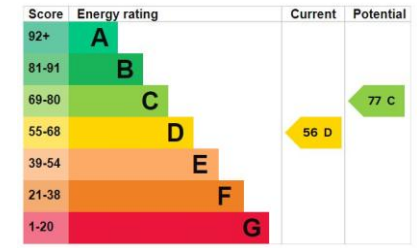
VIEWINGS Viewings are strictly by appointment. Please contact the agent on 01609 773004.

AGENT'S NOTES 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.



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