



**26 St. Johns Close**  
Northallerton, DL7 8XQ

**youngsRPS** 



# 26 St. Johns Close Northallerton DL7 8XQ

**Offers Over: £230,000**

CHAIN FREE - A beautifully presented three bedroom semi detached property located on a quiet cul-de-sac location within walking distance to Northallerton town centre. Benefiting from fresh decoration and brand new carpets, viewing is a must. The property briefly comprises an open plan living/dining room, kitchen, three bedrooms and bathroom. Externally there are gardens to front and rear, off street parking and an attached single garage.

- Three Bedroom Semi Detached House
- Beautifully presented with new carpets and redecoration
- South facing rear garden with views over open countryside
- Off street parking and garage
- Quiet residential cul-de-sac on the south side of town

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Youngs - Northallerton 01609 773004





26 St John's Close has been recently updated by the current owners including brand new carpets and re-decoration. The property is accessed via a UPVC door into entrance hallway with window to side and carpeted stairs rising to the first floor. To the left is a spacious living/dining room with under stairs cupboard, solid oak flooring, electric fire with wooden surround. An open archway accesses the dining area with French doors overlooking the rear garden. A further archway opening leads into the kitchen with beech coloured wall and floor units, laminate worktops and 1 1/2 bowl sink and drainer. There is a freestanding gas cooker, washing machine and space for a tall fridge freezer. A UPVC door leads into the rear garden.

To the first floor there is a useful cupboard on the landing and access to the part boarded loft with pull down ladder and light. The master bedroom is spacious with ample room for additional furniture. The second bedroom benefits from a bank of fitted wardrobes and countryside views to the rear. The third bedroom is a single with fitted cupboard. All three bedrooms are serviced by a modern house bathroom which comprises a panel bath with shower over, wash hand basin with vanity unit below and WC. Externally, the south facing rear garden is enclosed in recently established timber fencing and is generously proportioned with fantastic countryside views. It is mainly laid to lawn with patio area and mature shrub and tree borders. The front garden is laid to low maintenance and laid to lawn. A brick paved driveway



provides off street parking and leads to an attached single garage with electric power 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 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 Moors 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.

**TENURE** The property is freehold.

**SERVICES** Mains electricity, water, gas and drainage are



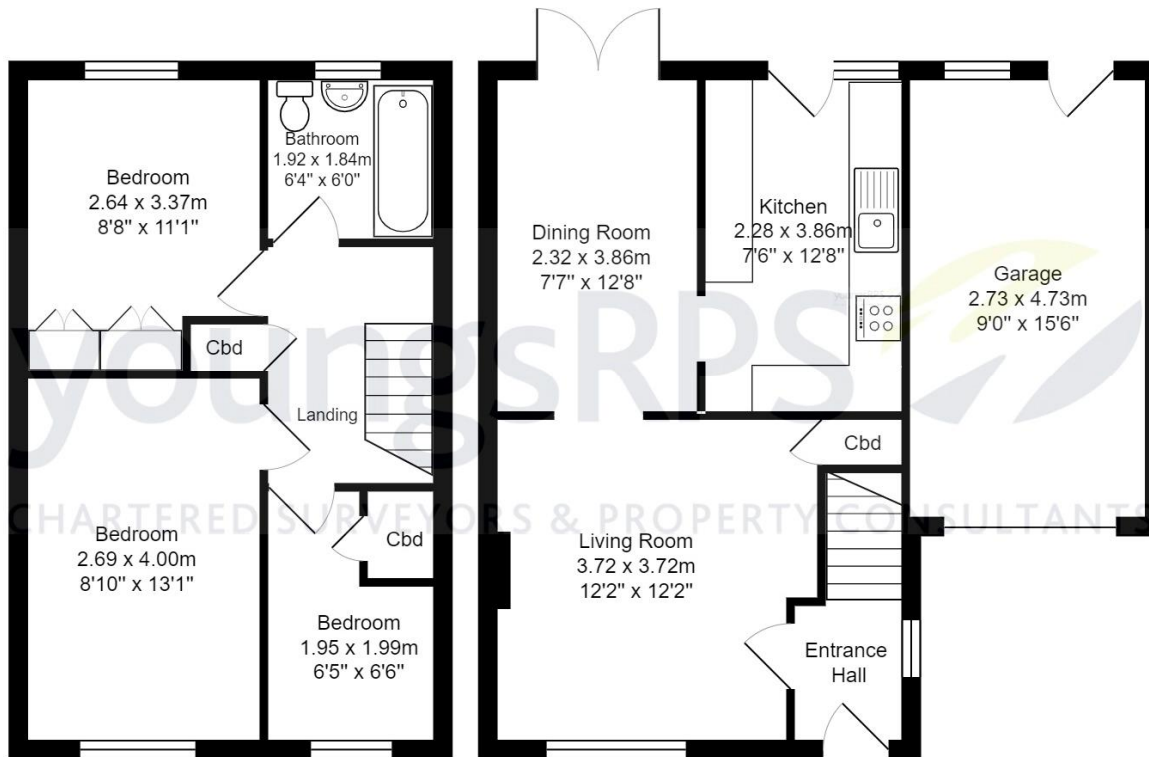
connected. Gas-fired central heating boiler recently fitted in 2021 to radiators and also supplying hot water.

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

**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		83 B
69-80	C		
55-68	D	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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