



8 L'Espeç Street
Northallerton, DL7 8QY

youngsRPS 

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Offers Over: £180,000

This generously proportioned three bedroom mid-terraced house sits in a highly convenient location close to Northallerton High Street. Downstairs the property comprises living room, dining room and kitchen. Upstairs the three bedrooms are serviced by a generous bathroom. Externally there is low maintenance rear yard and on street parking to the front.

- Charming Terraced Property
- Three Bedrooms
- Characterful period features
- Generous Proportions
- Convenient location for Northallerton Town Centre

youngsRPS 

Northallerton 01609 773004





An opportunity to purchase this charming Victorian three bedroom town house within short walking distance from Northallerton town centre and train station. The property is accessed into an entrance hallway with doors to two spacious reception rooms enjoying many period and characterful features. The kitchen comprises beech coloured wall and floor units, contrasting laminate worktops and stainless steel sink and drainer. There is an integrated fridge freezer and plumbing for a washing machine. A door leads from the kitchen to the rear yard. To the first floor there are three bedrooms, two of which are generous doubles and the third a single. The family bathroom is expansive and offers true potential to be a statement room within the property. The landing boasts scope for an additional staircase for those wishing to convert the loft space into additional accommodation. Externally the property has a charming rear courtyard with brick built outhouse. This could be converted into a useful utility space or incorporated into the kitchen. On street parking is available to the front of the property. The property would benefit from some general updating and modernisation but provides a buyer with real potential to lovingly update a characterful home.

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.

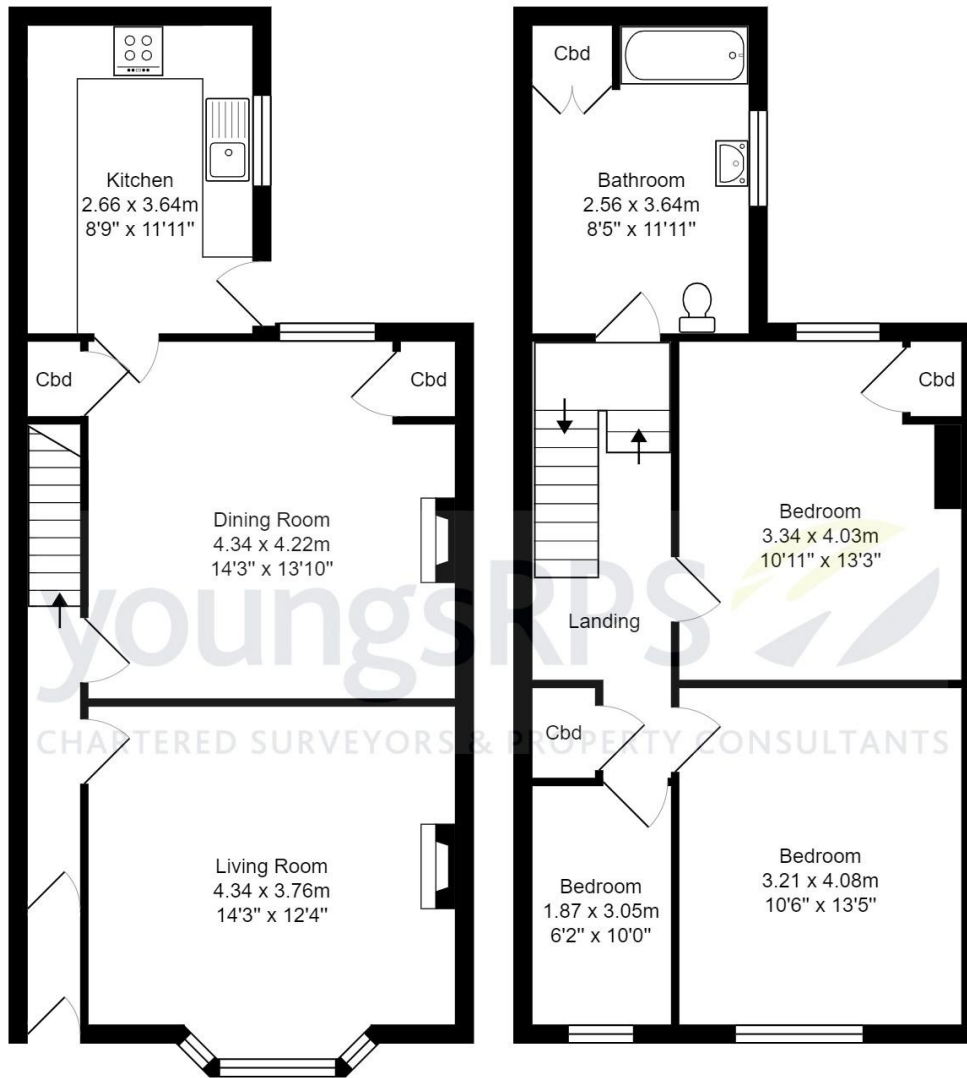
SERVICES Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water.

CHARGES North Yorkshire Council Tax Band B.

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		87 B
69-80	C		
55-68	D	63 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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