



**5 Bryden Close**  
Northallerton, DL6 1SF

youngsRPS 

# 5 Bryden Close Northallerton DL6 1SF

**Guide Price: £299,995**

A beautifully presented three bedroom detached property located on a quiet cul-de-sac on the sought after south side of Northallerton. The property boasts an open plan living dining room, kitchen, three bedrooms and two modern bathrooms. Externally there are gardens to the front and rear, off street parking and an integral garage.

- Detached family home
- Three bedrooms
- Ensuite to Master bedroom
- Gardens to front and rear
- Off street parking and integral single garage
- Popular location within easy reach of Northallerton town centre



**youngsRPS** 

Northallerton 01609 773004



This beautifully presented home is located on a quiet cul-de-sac in the much sought after south side of Northallerton. A composite front door leads into an entrance hall way with door to the integral garage. To the right is the kitchen which comprises painted wall and floor units, laminate worktops, electric oven and 5 burner gas hob with extractor over. There is a stainless steel 1 1/2 bowl sink and drainer, integrated dishwasher, washing machine and space for a tall fridge freezer.

To the rear of the property is a fantastic open plan living dining room with French doors out the garden and a newly installed log burnings stove with geocast beam mantle. Stairs from the dining area lead up to the first floor landing with doors to all upstairs rooms and access to the loft. The master bedroom boasts fitted wardrobes and a modern ensuite comprising shower, wash hand basin and WC. There are two further bedrooms, one a double with fitted wardrobes and the other a spacious single with space for additional furniture.

The low maintenance rear garden comprises a paved patio area with steps leading up to an attractive paved sun terrace and artificial grass, interspersed with flower and shrub borders. The garden is enclosed in timber fencing and there is a gate accessing the side of the property.

The front garden is laid to lawn with double tarmac driveway affording off street parking and leading to the integral single

garage with electric roller shutter doors, 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 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.

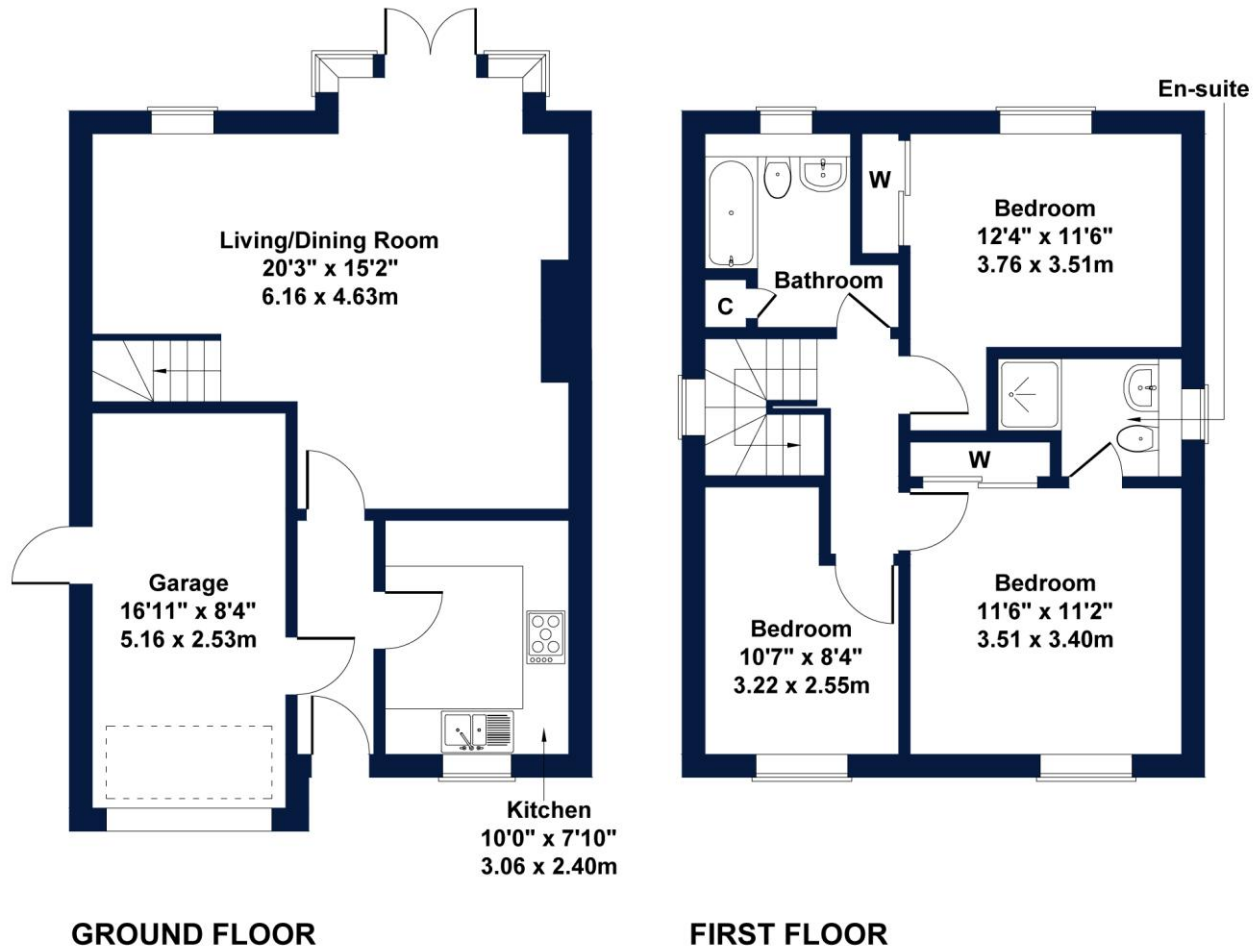
**AGENT'S NOTES** Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.



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Approximate Gross Internal Area

1119 sq ft - 104 sq m



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