



**6 Ascot Close**  
Northallerton, DL7 8BF

youngsRPS 

# 6 Ascot Close Northallerton DL7 8BF

**Offers In Excess Of:  
£575,000**

Stunning detached family home located in a sought after location within a short walk from Northallerton town centre. The property boasts modern kitchen diner, 2 reception rooms, 6 bedrooms, 4 bathrooms. Externally there is a spacious rear garden, purpose built home office/gym and off street parking. Viewing essential.

- Stunning Detached Family House
- Six Bedrooms
- Four Bathrooms
- Within easy reach of the town & facilities nearby
- Spectacular open plan kitchen diner

**youngsRPS** 

Northallerton 01609 773004





This stunning detached family home is located in a sought-after street within short walking distance of Northallerton town centre and mainline railway station. A bright and spacious hallway welcomes you into the property with stairs rising to the first floor, under stairs cupboard and door to downstairs WC. To the right is the living room with windows to side and front, allowing light to flood in. There is an impressive dining kitchen spanning the full width of the property and with French doors accessing the rear garden. The kitchen has been replaced within the last 12 months and is fitted to a high specification including wall and base units, integrated appliances, gas hob and sociable breakfast bar. An opening leads into a generously proportioned conservatory with French doors to the rear garden.

To the first floor there are four bedrooms including a master bedroom with luxurious ensuite. A guest double bedroom enjoys a further modern ensuite bathroom. The other two bedrooms on this floor are serviced by a family bathroom. To the second floor there are two further bedrooms, both with fitted wardrobes and sharing use of a modern bathroom.

Externally the rear garden is laid mainly to lawn with a paved patio area and sun terrace. A path leads to a home office/gym with power and light. The front garden is laid to lawn. A tarmac driveway provides off street parking and leads to a garage store. Please note the garage is not full size as the rear space has been

partitioned to enlarge the dining kitchen.

**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** Mains water, drainage & electric, gas central heating.

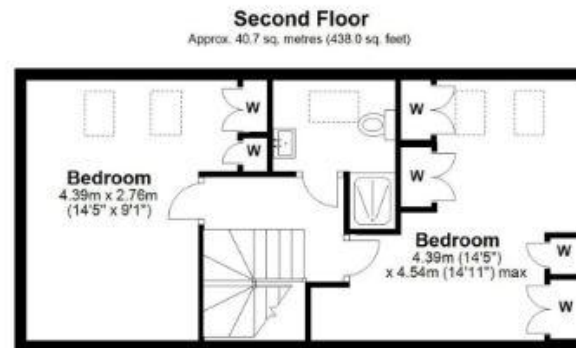
**CHARGES** North Yorkshire Council Tax Band E.

**TENURE** Freehold

**VIEWINGS** Strictly by appointment only via the agent. Please call 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.





Total area: approx. 207.7 sq. metres (2235.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	78 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 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.



R201

**NORTHALLERTON**  
General: 01609 773004  
Land Agency: 01609 781234

northallerton@youngsrps.com

**SEDGFIELD**  
General: 01740 617377  
Land Agency: 01740 622100

sedgefield@youngsrps.com

**NEWCASTLE**  
General: 0191 261 0300

newcastle@youngsrps.com

**HEXHAM**  
General: 01434 608980  
Land Agency: 01434 609000

hexham@youngsrps.com

**DUMFRIES**  
General: 01387 402277

dumfries@youngsrps.com