



12 St. Christopher Close
Northallerton, DL7 8YT

youngsRPS 

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Offers Over: £230,000

CHAIN FREE - A well presented three bedroom semi detached property located on a quiet cul-de-sac location within walking distance to Northallerton town centre. The property briefly comprises an open plan living/dining room, kitchen, conservatory, 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
- Open plan living dining room
- Low maintenance rear garden
- Off street parking and garage
- Quiet residential cul-de-sac on the south side of town

youngsRPS 

Northallerton 01609 773004





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 right is a spacious living/dining room with under stairs cupboard. An open archway accesses the dining area with French doors into the conservatory which overlooks the rear garden. The kitchen comprises white wall and floor units, laminate worktops and 1 1/2 bowl sink and drainer. There is an integrated fridge freezer, plumbing for a dishwasher, washing machine and door to the rear garden.

To the first floor there is a useful cupboard on the landing and access to the loft. The master bedroom is spacious with ample room for additional furniture. The second bedroom is another double room and the third, a single with fitted cupboard. All three bedrooms are serviced by the house bathroom which comprises a panel bath with shower over, wash hand basin with vanity unit below and WC.

Externally, the west facing rear garden is enclosed in timber fencing and laid mainly paving with mature shrub border. The front garden is laid to lawn. A brick paved driveway provides off street parking for several vehicles 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.

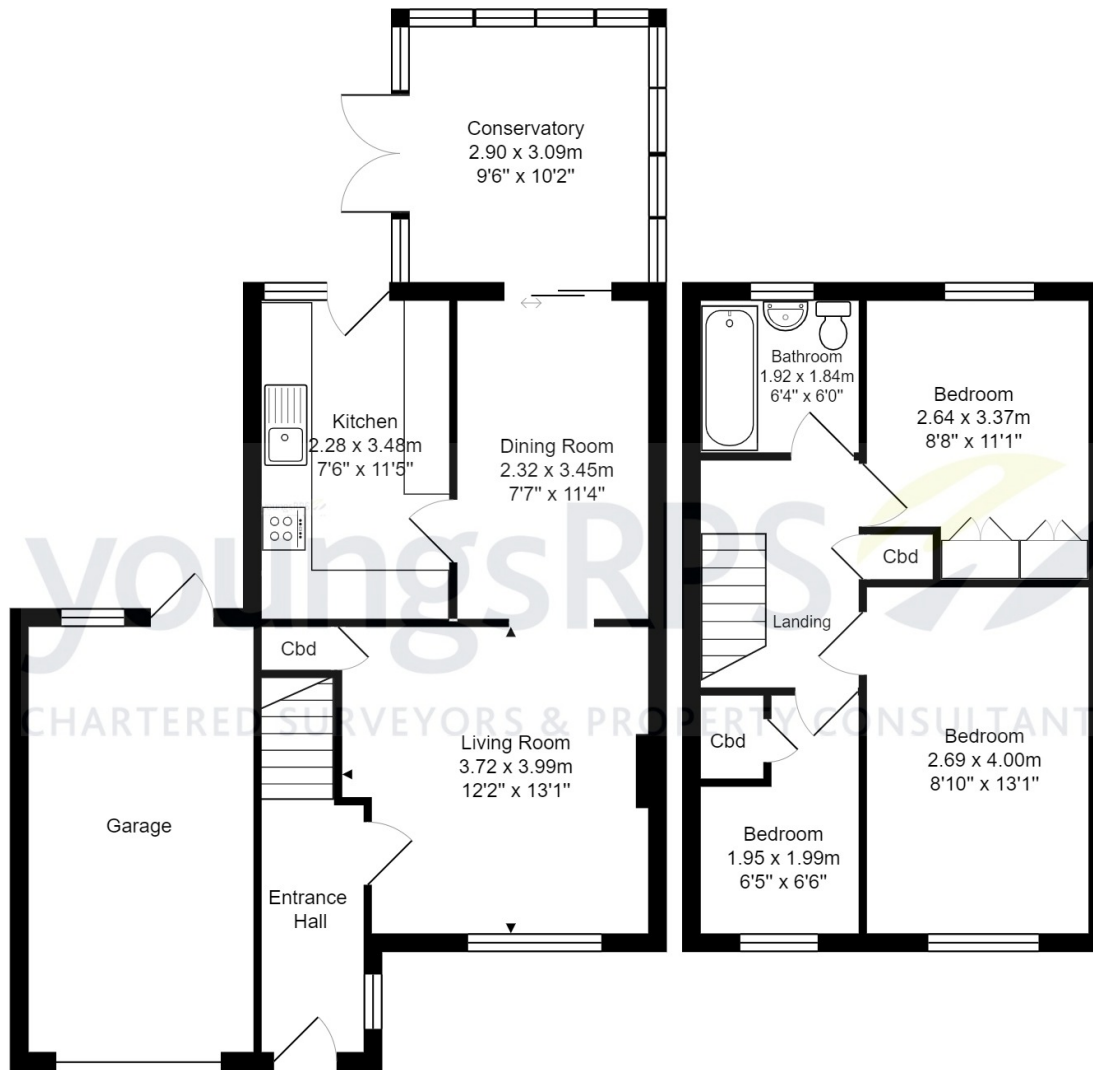
SERVICES Mains electricity, water, gas and drainage are connected.

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		85 B
69-80	C		
55-68	D	64 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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