



**36 Linden Road**  
Northallerton, DL6 1HX

**youngsRPS** 

# 36 Linden Road Northallerton DL6 1HX

**Guide Price: £225,000**

A beautifully presented family home with spacious accommodation, ideally located within a short walk of Northallerton town centre. The property briefly comprises a living/dining room, kitchen, utility room, three bedrooms and family bathroom. There is a generous rear garden and off street parking.

- Mid Terraced House
- Three Bedrooms
- Convenient Location
- Large Enclosed Rear Garden
- Off Street Parking

**youngsRPS** 

Northallerton 01609 773004





This fantastic family home offers well-proportioned living space and a large rear garden. The property is accessed via a composite front door into entrance hallway with stairs rising to the first floor. To the right is a spacious living/dining room which spans the full depth of the property and enjoys French doors to the rear garden. A door leads into the kitchen diner with white wall and floor units, laminate worktops and door to the rear garden. A useful utility space is accessed off the kitchen and includes matching wall and floor units, space for a tall fridge freezer, plumbing for a washing machine, storage cupboard and door to the front.

Upstairs there are three well-proportioned bedrooms, two of which are doubles and the third a spacious single. The modern family bathroom is also generous and comprises a modern white suite including bath, separate shower cubicle, WC and wash hand basin.

The private rear garden is a fantastic size, laid mainly to lawn and is enclosed in timber fencing. There is an attractive patio area, attractive raised flower bed and large timber shed located to the rear of the garden. The driveway to the front of the property provides off street parking for two vehicles.

**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 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

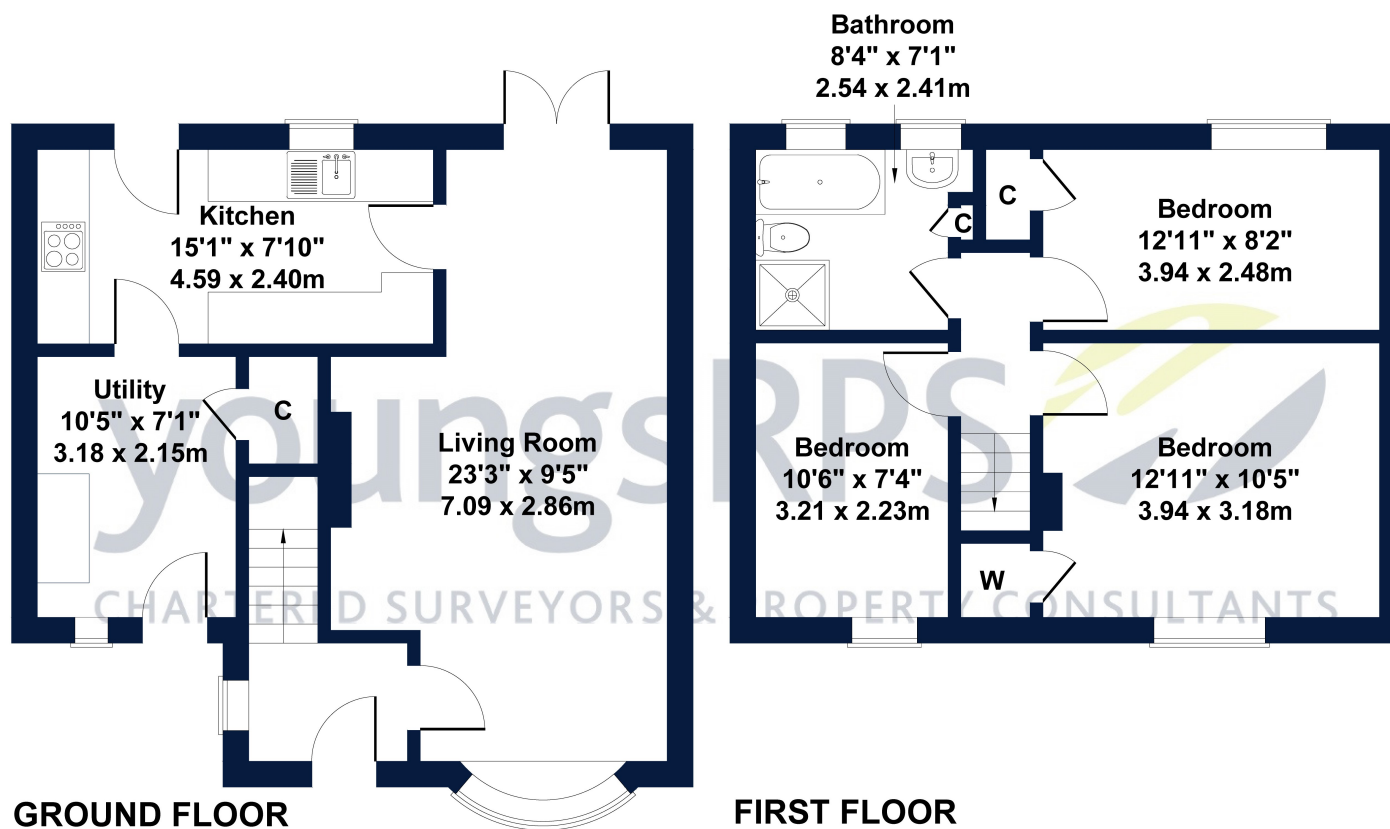
the agent on 01609 773004.

**TENURE** Freehold

**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.



**Approximate Gross Internal Area  
947 sq ft - 88 sq m**



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	74 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 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.



R201

**NORTHALLERTON**  
General: 01609 773004  
Land Agency: 01609 781234  
[northallerton@youngsrps.com](mailto:northallerton@youngsrps.com)

**SEDGFIELD**  
General: 01740 617377  
Land Agency: 01740 622100  
[sedgefield@youngsrps.com](mailto:sedgefield@youngsrps.com)

**NEWCASTLE**  
General: 0191 261 0300  
[newcastle@youngsrps.com](mailto:newcastle@youngsrps.com)

**HEXHAM**  
General: 01434 608980  
Land Agency: 01434 609000  
[hexham@youngsrps.com](mailto:hexham@youngsrps.com)

**DUMFRIES**  
General: 01387 402277  
[dumfries@youngsrps.com](mailto:dumfries@youngsrps.com)