



1 Friars Close
Northallerton, DL6 2FA

youngsRPS 

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Guide Price: £289,950

An opportunity to purchase the benefits of buying a new-build home without having to wait for the plot to be built. The property offers excellent accommodation including an open plan kitchen diner, spacious living room, three bedrooms, two bathrooms. There is an attractive rear garden, detached single garage and off street parking.

- Detached Family House
- Three Bedrooms
- Ensuite to Master Bedroom
- Attractive Rear Garden
- Single Garage and Off Street Parking



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Northallerton 01609 773004



The property is accessed via a composite front door into an entrance porch with useful downstairs cloakroom/WC and stairs rising to the first floor. A door leads into a spacious living room with window to the front. To the rear of the property is a lovely kitchen diner with white gloss wall and floor units, laminate worktops, stainless steel sink and drainer, electric oven, gas hob and extractor over. A door leads into a utility room with matching wall and floor units and plumbing for a washing machine. Upstairs the landing gives access to three double bedrooms as well as the part boarded loft space with pull down ladder and light. The master bedroom enjoys a modern ensuite shower room and ample space for wardrobes. The family bathroom services the other two bedrooms and boasts a panel bath, pedestal wash hand basin and WC. The low maintenance rear garden is enclosed in timber fencing and brick walling. It is laid mainly to lawn with plant and shrub borders and paved patio area. A path leads to a gate at the end of the garden which accesses the detached single garage and off street parking space.

LOCATION To access the property, viewers should driveway past the Taylor Wimpey Site Office and take the third turning on the left. 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 but a management charge of circa £90 per annum is payable for the maintenance of communal outside space.

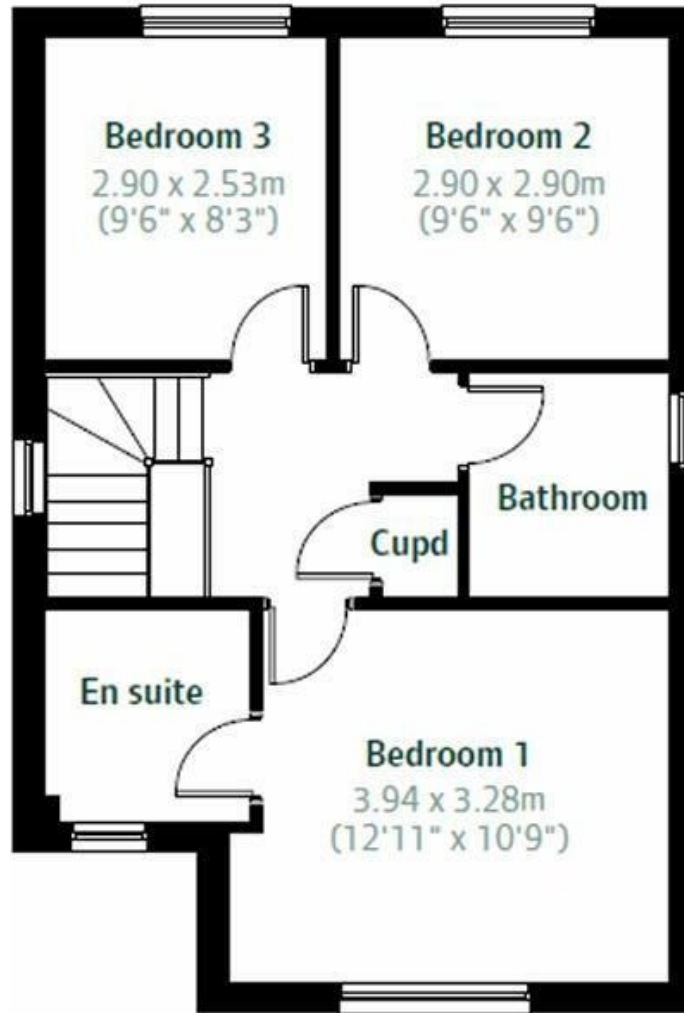
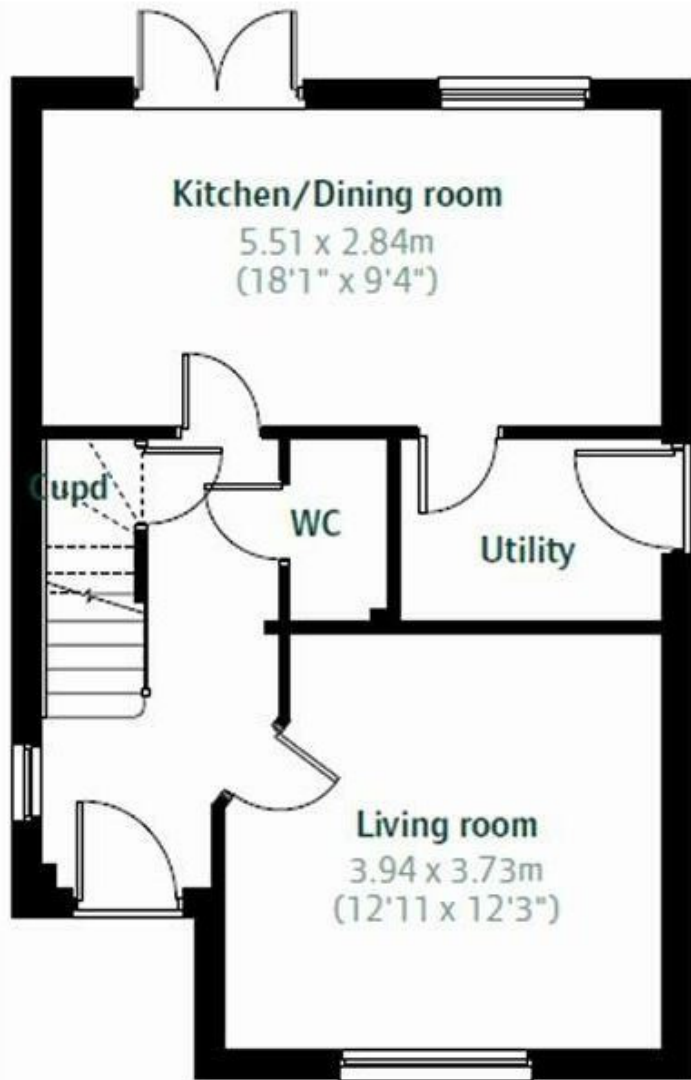
SERVICES Mains drainage, water & electric. Gas central heating.

CHARGES North Yorkshire Council Tax Band D.

VIEWINGS By appointment with the agent.

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.





Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	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.



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