



**37 South Vale**  
Northallerton, DL6 1DQ

youngsRPS 

# 37 South Vale Northallerton DL6 1DQ

**Offers Over: £400,000**

This lovely family home offers spacious accommodation and open countryside views in a sought after location within a short walk of Northallerton town centre. The property briefly comprises three reception rooms, breakfast kitchen, utility room, downstairs WC, four bedrooms and two bathrooms. Externally there are gardens front, rear and side, integral garage and off street parking.

- Detached Family Home
- Four Bedrooms
- Master Bedroom with Ensuite
- Open views to the rear
- Garage and Off Street Parking

**youngsRPS** 

Northallerton 01609 773004





The property is accessed via a composite front door into entrance hallway with stairs rising to the first floor and door to downstairs WC. There are three reception rooms including a living room with corniced ceiling and gas fire. An opening leads into a well proportioned dining room with sliding doors accessing the conservatory. The breakfast kitchen was installed in 2022 and comprises light sage wall and floor units, laminate worktops, 1 1/2 bowl stainless steel sink and drainer and door to the rear garden. Integrated appliances include eye level electric oven, microwave, hob and filter hood, slimline dishwasher and fridge freezer. There is a useful built-in larder unit, under stairs cupboard and space for a table and chairs. A utility room can be found off the entrance hallway with laminate worktops, shelving, plumbing for a washing machine and space for additional white goods. To the first floor, the landing gives access to all upstairs rooms, loft hatch and airing cupboard housing the hot water cylinder. There are four good sized bedrooms, three of which are doubles and the fourth a spacious single/home office. The two rear bedrooms enjoy open countryside views. The rear garden is south facing, enclosed in timber fencing and hedging. It is well-maintained including a lawned area interspersed with mature plant and shrub borders and patios. The side garden boasts raised vegetable patches. The front garden is low maintenance comprising mature shrubs planted within

decorative gravel borders. A brick paved driveway affords general off street parking and leads to the integral tandem garage with up and over door, 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 twice 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.

**TENURE** The property is Freehold.

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

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

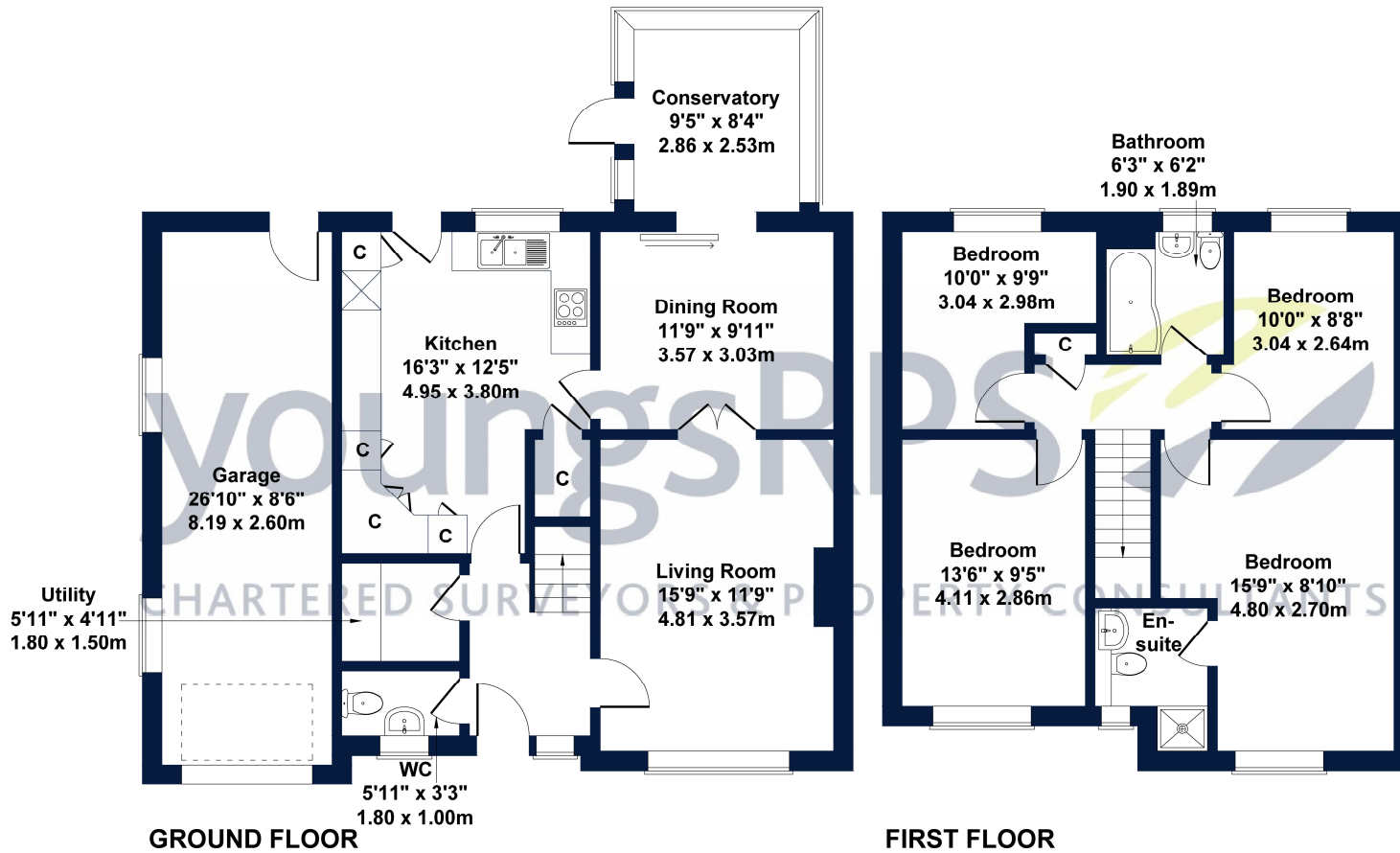
**VIEWINGS** Viewings are strictly by appointment. Please contact the agent on 01609 773004.

**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.



# South Vale, Northallerton, DL6 1DQ

Approximate Gross Internal Area  
1582 sq ft - 147 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

**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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