



Springwell Gardens
Northallerton, DL7 8QQ

youngsRPS 

Springwell Gardens Northallerton DL7 8QQ

GUIDE PRICE: £195,000

This semi detached house is beautifully positioned in a quiet location yet within a short walk of Northallerton town centre. Accommodation comprises an entrance hallway, living/dining room, storage room, kitchen, downstairs WC, two double bedrooms and house bathroom. Externally there is a manicured garden and patio to the front, with a large yard and garage to the rear.

- Semi Detached House
- Two Double Bedrooms
- Convenient yet quiet location
- Garden to front & Yard to rear
- Single Garage & Off Street Parking

youngsRPS 

Northallerton 01609 773004





The property is accessed via a UPVC door into entrance hallway with stairs rising to the first floor. To the left is an open plan living/dining room with bay window to front, window to rear and gas fire. Doors from the dining room lead to a storage room and additional larder/under stairs cupboard. The kitchen is located to the rear of the property and comprises oak coloured wall and floor units, laminate worktop and sink. There is space for a free standing fridge, freezer, gas cooker and plumbing for a washing machine. A door leads to a useful downstairs WC and also out into the rear yard.

Upstairs, the landing provides access to all upstairs rooms as well as the gas central heating boiler which is housed in the airing cupboard. There are two double bedrooms, one benefiting from fitted wardrobe space. The family bathroom comprises a panel bath with shower over, WC and wash hand basin with vanity unit below.

To the front there are two sections to the garden which are separated by a shared access path. The garden directly in front of the house is laid mainly to paving and is enclosed in a low timber fence. The garden beyond is laid beautifully maintained, laid mainly to lawn with mature borders. To the rear of the property there is a large yard/car port, enclosed in timber fencing and providing access to a single garage with 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 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.

CHARGES North Yorkshire Council Tax Band B.

SERVICES Mains electricity, water, gas and drainage are



connected. Gas-fired central heating boiler to radiators and also supplying hot water.

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

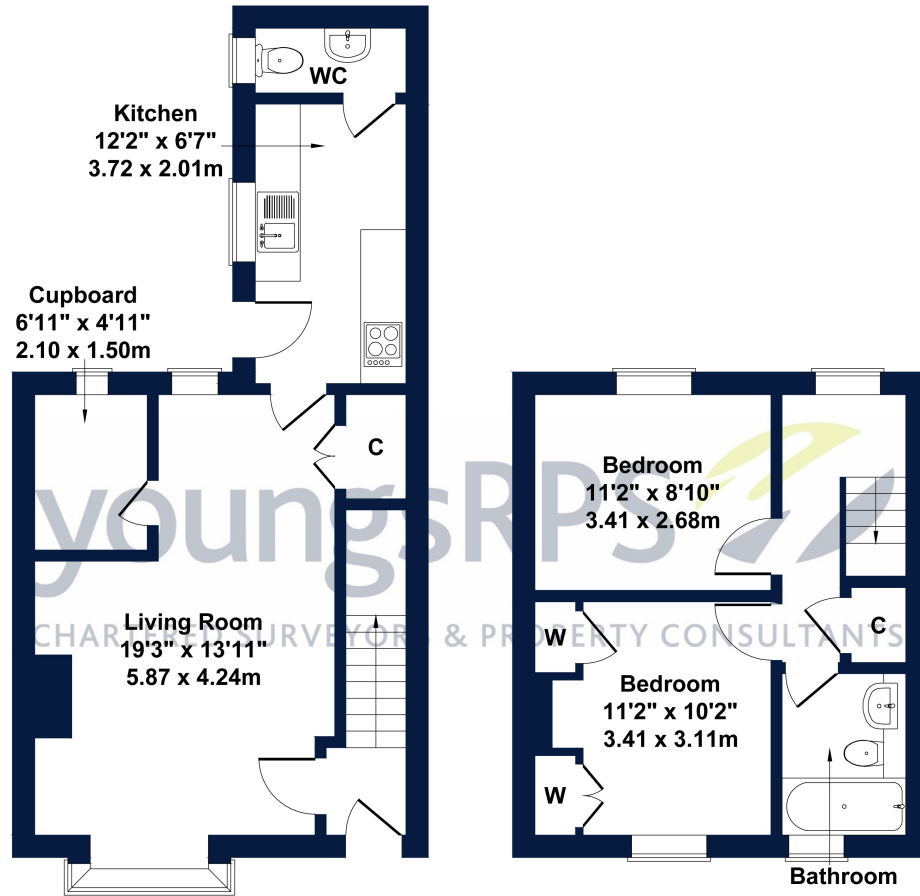
AGENT'S NOTES Springwell Gardens can be accessed both from Upwell Lane and Springwell Lane via shared access roads. The residents of Springwell Garden are jointly responsible for the maintenance of these roads.



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Approximate Gross Internal Area

732 sq ft - 68 sq m



GROUND FLOOR

FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 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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