



71 Ashlands Road
Northallerton, DL6 1HA

youngsRPS 

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Guide Price: £160,000

A well-presented three bedroom family home located within walking distance of Northallerton town centre. The property comprises two reception rooms, modern kitchen, utility room, playroom/office, three bedrooms and family bathroom. Externally there are low maintenance front and rear garden and on street parking.

- Three bedroom mid terraced house
- Two reception rooms
- Modern kitchen
- Low maintenance gardens



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Northallerton 01609 773004



An entrance porch with wooden door allows access into this spacious home. The entrance hall way allows access to 2 reception rooms and stairs rising to the first floor. The living room is generously proportioned with windows to front and rear and an electric fire. The dining room enjoys a window to front and decorative panelling. A door leads into the modern kitchen comprising cream wall and floor units, wood laminate worktops, stainless steel sink and drainer and gas hob with extractor over. There is an integrated double oven, under stairs cupboard and space for a tall fridge freezer. To the rear of the property is a back entrance with matching wall units and wood laminate worktops. A door leads into a useful utility room with further units, plumbing for a washing machine and space for further appliances. A lovely addition to the property is an insulated timber playroom/office with window to side. Upstairs are three well proportioned bedrooms, two of which are doubles and the third a generous single. All bedrooms benefit from fitted cupboards. There is also two further fitted cupboards located on the upstairs landing. The family bathroom comprises a white suite including bath with shower over, WC, pedestal wash hand basin and towel radiator. The low maintenance rear garden is enclosed in timber fencing and includes a paved patio area, artificial grass and raised borders with shrubs and flowers. The front of the property is enclosed in

low timber fencing and overlooks an attractive green area.

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

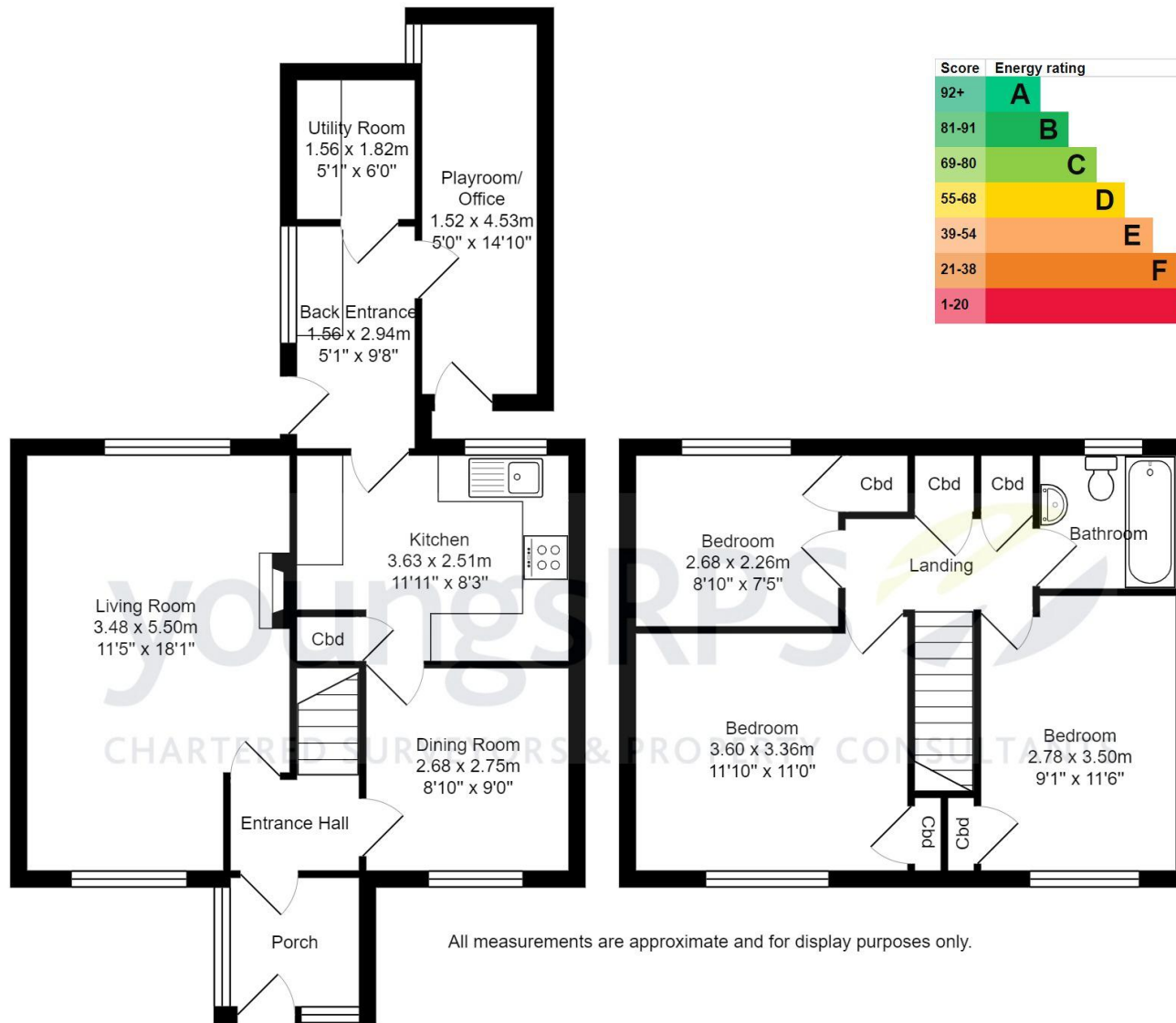
connected. Gas-fired central heating boiler to radiators and also supplying hot water.

CHARGES North Yorkshire Council Tax Band B.

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

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		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

All measurements are approximate and for display purposes only.

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