



7 Regency Court
Northallerton, DL6 1RX

youngsRPS 

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Guide Price: £475,000

A beautifully presented 4-bedroom detached house located on the favoured south side of Northallerton. Accommodation includes a stylish dining kitchen & a garden room overlooking the rear garden which faces towards the south. The property also has the benefit of a double garage & block paved driveway.

- Sought after location on the south side of town
- Stylish open plan dining kitchen
- Garden room overlooking south facing rear garden
- Double garage, off-street parking
- EV Charging point, Solar panel energy

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Northallerton 01609 773004





This substantial beautifully presented house offers versatile accommodation. The hallway has an arched window & stairs to the first floor & a useful ground floor WC. A reception room is located at the front of the property & this has also been used as a ground floor bedroom historically. The spacious sitting room has a welcoming log burning stove with oak effect mantel & French doors lead into the garden roomy which overlooks & has doors out to the rear garden. The property benefits from a superb open plan dining kitchen which is well equipped with a range of high gloss units incorporating a breakfast bar, built-in eye level electric oven double oven, induction hob & extractor over. A door leads into the utility room which has plumbing for a washing machine and dishwasher, a modern gas central heating boiler, an exit door to the rear garden & a useful built-in storage cupboard. The first floor is accessed via a beautifully crafted oak and glass staircase onto a generous landing with open plan home office area with laminate flooring and window to the rear. This space could easily be converted back to a fourth bedroom, if preferred. There is also a pull down loft ladder from the landing allowing access to the part boarded loft space. The master bedroom is located at the rear of the property and has space for wardrobes and door to an ensuite shower room with raised basin and shelved vanity unit below, WC and shower cubicle with feature wet walling. There are two additional double bedrooms which are serviced by a



spacious house bathroom comprising a large basin with vanity unit below, double corner shower cubicle with feature wet walling, WC, windows to side and rear and store cupboard. Outside, the house benefits from gardens to both the front & rear. The front garden is laid mainly to lawn with decorative flower borders & recently laid India stone pathways & steps to the front door. There is utility space to the side & wrought iron gates to either side lead to the rear. The rear garden faces towards the south & has a lawned area, sun terrace, borders stocked with specimen trees & shrubs. A further gate leads to a double width block paved driveway & a detached double garage which has double electrically powered doors to the front, exit door to side, garden shed & an external electric vehicle charging point

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 York 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.

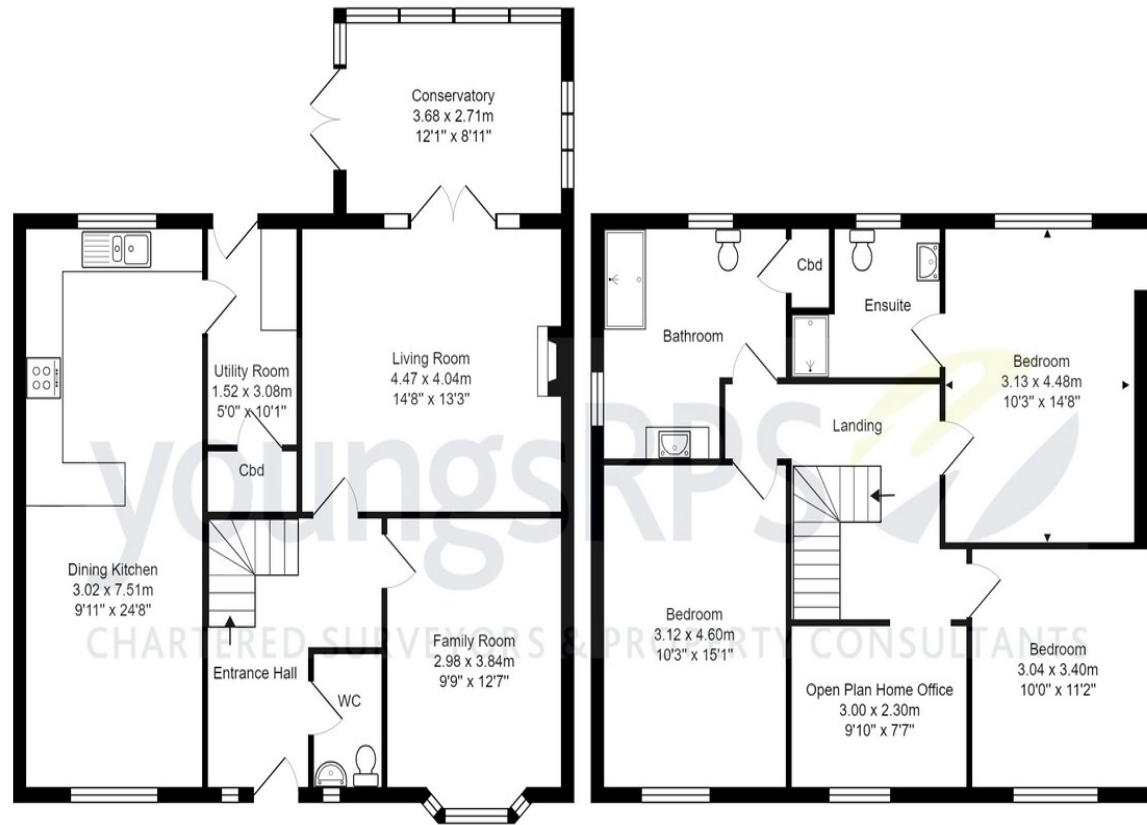
SERVICES Gas central heating, mains electricity water & drainage. The property also benefits from solar panels.

CHARGES North Yorkshire Council Tax Band E.

VIEWINGS By appointment with the Agents. Please call 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.

EPC Rating C.



All measurements are approximate and for display purposes only.

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