



**Thirsk Road**

Northallerton, DL6 1PL

youngsRPS 



# Thirsk Road Northallerton DL6 1PL

**Guide Price: £350,000**

A beautifully presented bay fronted Semi Detached House pleasantly situated in one of Northallerton's most convenient and sought after locations lying within easy walking distance of the Town and local amenities. The house offers well-proportioned family accommodation which includes two reception rooms and four bedrooms. Outside a particular feature of the property is the delightful rear garden of approximately 160 feet in length which affords a high degree of privacy.

- Mature, bay fronted, semi detached house
- 4 bedrooms
- 2 reception rooms
- 160ft garden and detached double garage

**youngsRPS** 

Northallerton 01609 773004





This beautifully presented, family home is located conveniently for Northallerton town centre and mainline railway station. A UPVC door gives entrance into an attractive and spacious hallway with solid wood flooring, stairs to the first floor and door to a useful downstairs WC. There are two reception rooms including a living room with bay window to the front, feature fireplace with gas fire and marble hearth. The dining room is well-proportioned and enjoys French doors out to the rear garden. The kitchen is located to the rear of the property and comprises cream wall and floor units, wood laminate worktops, 1 1/2 bowl stainless steel sink and drainer, electric hob and double oven. There is an integrated fridge, dishwasher and space for a breakfast table and chairs. An opening leads into a utility area with matching wall and floor units, wooden laminate worktops, plumbing for a washing machine and space for an additional appliance. A door allows access to the rear garden.

Upstairs there are four bedrooms, two of which are doubles and the other spacious singles. There is a loft hatch in the rear double bedroom with pull down ladder allowing access a part boarded loft space. The family bathroom comprises a white suite including bath with shower over WC and wash hand basin.

There is a brick paved driveway and parking area to the front which leads down the side of the property to a detached double garage with up and over door.

The delightful garden is a particular feature of the property

extending to approximately 160ft in length. An attractive paved patio area adjoins the house with steps leading down to the a lawn with flower borders and timber shed. The garden is enclosed in timber fencing which affords an extremely high degree of privacy. Beyond the lawned area is a vegetable garden and greenhouse.

**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.

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

**SERVICES** Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water.

**TENURE** The property is freehold.

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





Approximate Gross Internal Area  
1249 sq ft - 116 sq m



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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