



The Coach House

57a South Parade, Northallerton, DL7 8SL

youngsRPS 

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Offers Over: £275,000

A rare opportunity to purchase this impressive property, completed in 2015 by award winning Architect, Matt Ball. The Coach House is located on one of Northallerton's most sought after streets, South Parade, within a short walk of the town centre and mainline railway station. The property boasts high ceilings, generous proportions and a private rear garden. Viewing is essential to appreciate the accommodation on offer.

- Two Storey Contemporary Home
- Sought after location within walking distance of amenities
- Two Double Bedrooms
- Generous Private Rear Garden
- Off Street Parking Space

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Northallerton 01609 773004





The Coach House is an impressively designed property located on the sought after, tree lined street of South Parade. A glazed door allows access into an entrance hallway with built in store cupboard. To the left is a spacious living room with multi-fuel log burning stove and bi-folding doors out to the private rear garden. The kitchen diner comprises sage coloured wall and floor units, oak laminate worktops, ceramic sink and Travertine flooring. Integrated appliances include double electric oven, gas hob with extractor over and fridge freezer. There is ample space for a dining table and chairs. A door leads into a useful utility room with plumbing for a washing machine, gas central heating boiler and further door to the downstairs WC.

Stairs from the kitchen diner lead up to the first floor with a vaulted galleried landing, exposed brickwork and floor to ceiling glass wall allowing light to flood in. The property comprises two double bedrooms including the master which enjoys a vaulted ceiling with sky light, bi-folding doors with frameless glass balustrade and views over the rear garden. The modern house bathroom comprises a bath, double shower enclosure, WC and wash hand basin with vanity unit below.

Externally, the private rear garden is south-easterly facing and generously proportioned. The building offers protection from the road behind allowing a peaceful space to enjoy outside living. There is an attractive paved patio area accessed off the living room and two lawns with mature plants and shrubs. The garden

is enclosed in timber fencing and brick walling. The Coach House benefits from an off street parking space to the front of the building. A secure gate with intercom system allows access down the side, into a garden shared by the apartments at 57 South Parade. A further secure wrought iron gate leads into the private garden for The Coach House.

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.

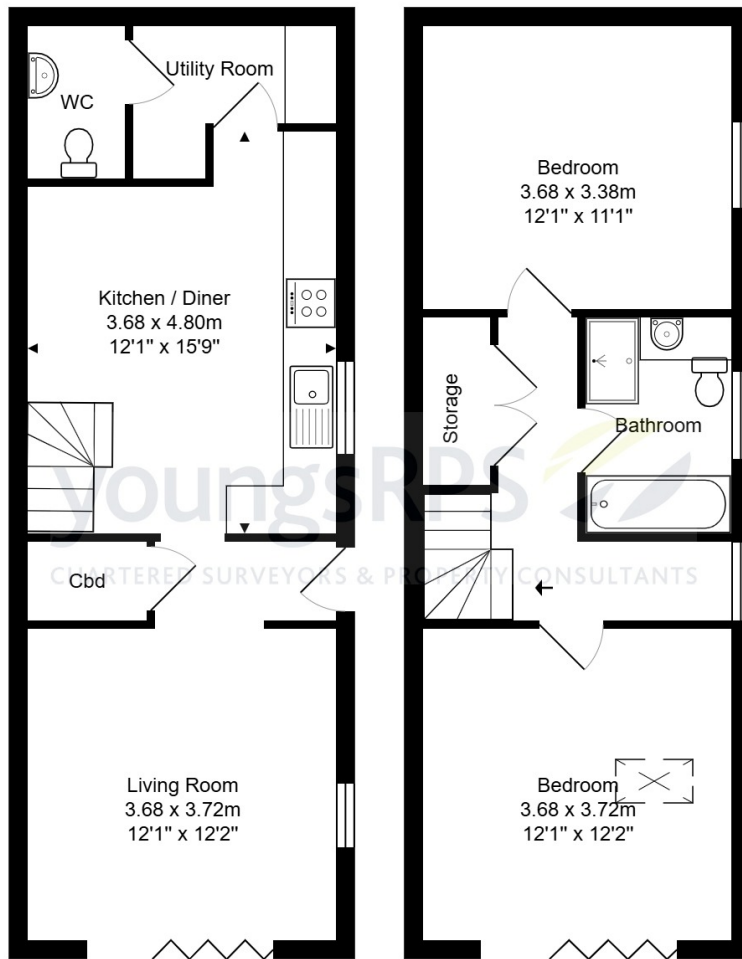
Ideally situated between The Yorkshire Dales National Park and The North Yorkshire National Park, Northallerton is also conveniently located for commuters who can make use of the excellent road and rail networks giving convenient access to Darlington, Newcastle, York, Leeds and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits.

SERVICES & CHARGES Mains water, drainage & electric, gas central heating. North Yorkshire Council Tax Band C.

TENURE The property is freehold.

AGENT'S NOTES The Coach House has a right of way and shared responsibility for maintenance from the front of the building, down the side to the communal gardens shared by the apartments at 57 South Parade. There are a number of restrictive and positive covenants on the property. For further information please contact the Agent.





Score	Energy rating	Current	Potential
92+	A		108 A
81-91	B		
69-80	C	74 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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