



23 Bullamoor Close
Northallerton, DL6 1HE

youngsRPS 

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Offers Over: £180,000

This well presented property offers spacious accommodation located on a quiet cul-de-sac within walking distance of Northallerton town centre. Accommodation comprises entrance hallway, living room, fantastic open plan kitchen/dining/family room to the rear, utility room, downstairs shower room, three bedrooms and family bathroom. Externally there is a generous rear garden.

- Mid Terraced, Extended Family Home
- Three Bedrooms
- Two Bathrooms
- Open plan kitchen/dining/family room
- Generous Rear Garden

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Northallerton 01609 773004





The property is accessed via a composite front door into carpeted entrance porch. A door leads into the spacious living room with bay window to front. To the rear of the property is a superb open plan kitchen/dining/family room with underfloor heating and tri-fold doors to the rear garden. The modern kitchen comprises grey wall and floor units, laminate worktops and 1 1/2 bowl sink and drainer. Integrated appliances include double oven, warming drawer, induction hob with extractor over, instant hot water tap and dishwasher. There is space for a tall fridge freezer and a large kitchen island with matching units and quartz worktop. The room offers ample room for a dining table and chairs in addition to a seating area.

A door from the kitchen accesses a useful utility/boot room with underfloor heating, fitted cupboard and plumbing for a washing machine. There is also a downstairs shower room comprising large shower enclosure, WC and wash hand basin. This room also benefits from underfloor heating.

Upstairs there are three bedrooms, two of which are doubles and the third a single. The landing boasts two storage cupboards, one of which houses the gas central heating boiler. The loft space is part boarded with pull down ladder. The family bathroom comprises bath with shower over, WC and wash hand basin with vanity unit below.

The southwest facing rear garden is larger than average, laid

mainly to lawn and is enclosed in timber fencing. There is an attractive patio area, timber garden shed, outdoor electrics and water tap.

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 This property is FREEHOLD.

SERVICES Mains electricity, water, gas and drainage are connected.

CHARGES North Yorkshire Council Tax Band B.

VIEWINGS Strictly by appointment with the Agents. Call 01609 773004.

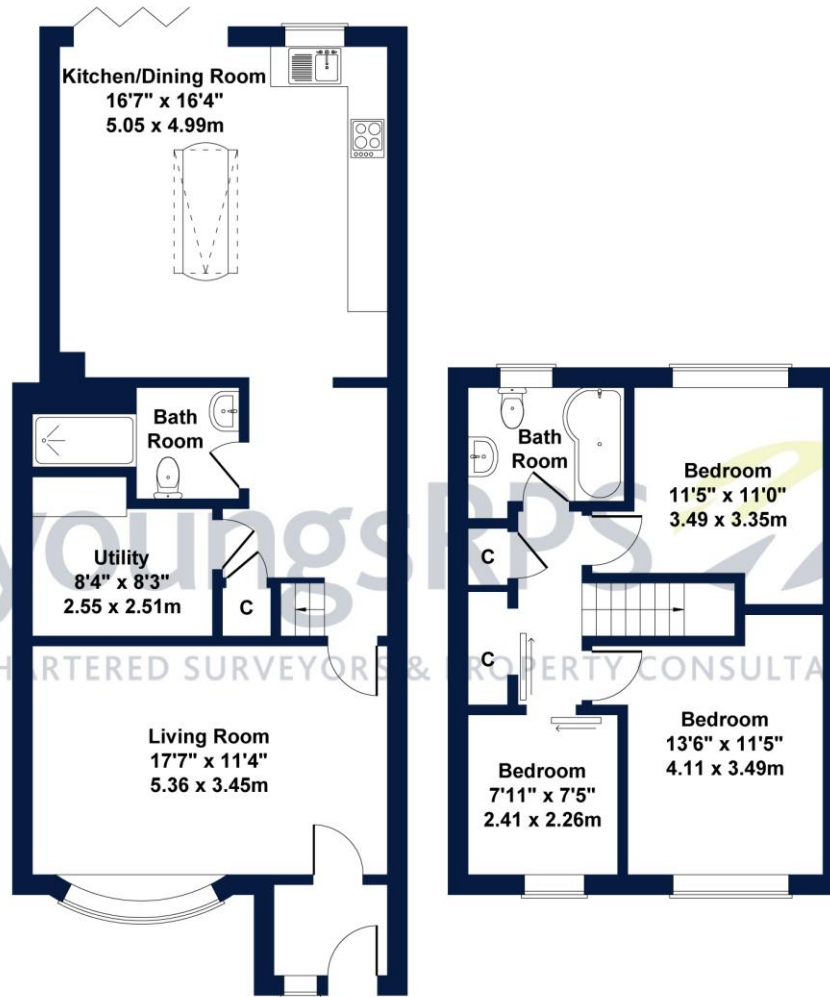
AGENT'S NOTES Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.



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Approximate Gross Internal Area

1152 sq ft - 107 sq m



GROUND FLOOR

FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	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 these 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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