



4 Greenhowsyke Lane
Northallerton, DL6 1HP

youngsRPS 

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Guide Price: £215,000

A 3 bedroom semi-detached house comprising sitting room, dining room, kitchen, downstairs WC, utility room and bathroom. The property has an enclosed rear garden, off street parking, detached double garage and is conveniently located within walking distance of the town.

- Semi Detached House
- Three Bedrooms
- Off Street Parking & Double Garage
- Within walking distance of the town



youngsRPS 

Northallerton 01609 773004



The property is accessed via a UPVC door into a spacious entrance hall with carpeted flooring, window to front and stairs to first floor. To the right is a living room with gas fire, window to rear and door to the dining room. The bright dining room has a window to the side and rear and door to the kitchen. The kitchen comprises grey wall and floor units with white laminate worktops, electric oven, electric hob with extractor over, stainless steel sink and drainer, space for a slimline dishwasher and two windows to the front. A door leads from the kitchen into the rear porch with door to a downstairs WC and openings to a storage area and utility room with plumbing for a washing machine and space for a large fridge freezer.

Upstairs there are three bedrooms and a house bathroom all accessed from a spacious landing. Two of the bedrooms are doubles and the third is a single. The family bathroom comprises a white suite including a panel bath with rainwater shower over, pedestal wash hand basin and WC.

The front garden is enclosed in timber fencing and is mainly laid to decorative gravel with paved path leading to the front door, matures shrubs and trees. The side garden is paved and enclosed in mature hedging. To the rear is a lawn area with mature shrubs, gravelled patio area, paved path and summerhouse. There is a gravelled driveway affording off street parking for several vehicles and a detached double garage with electric

power and light.

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 It is understood that the property is Freehold.

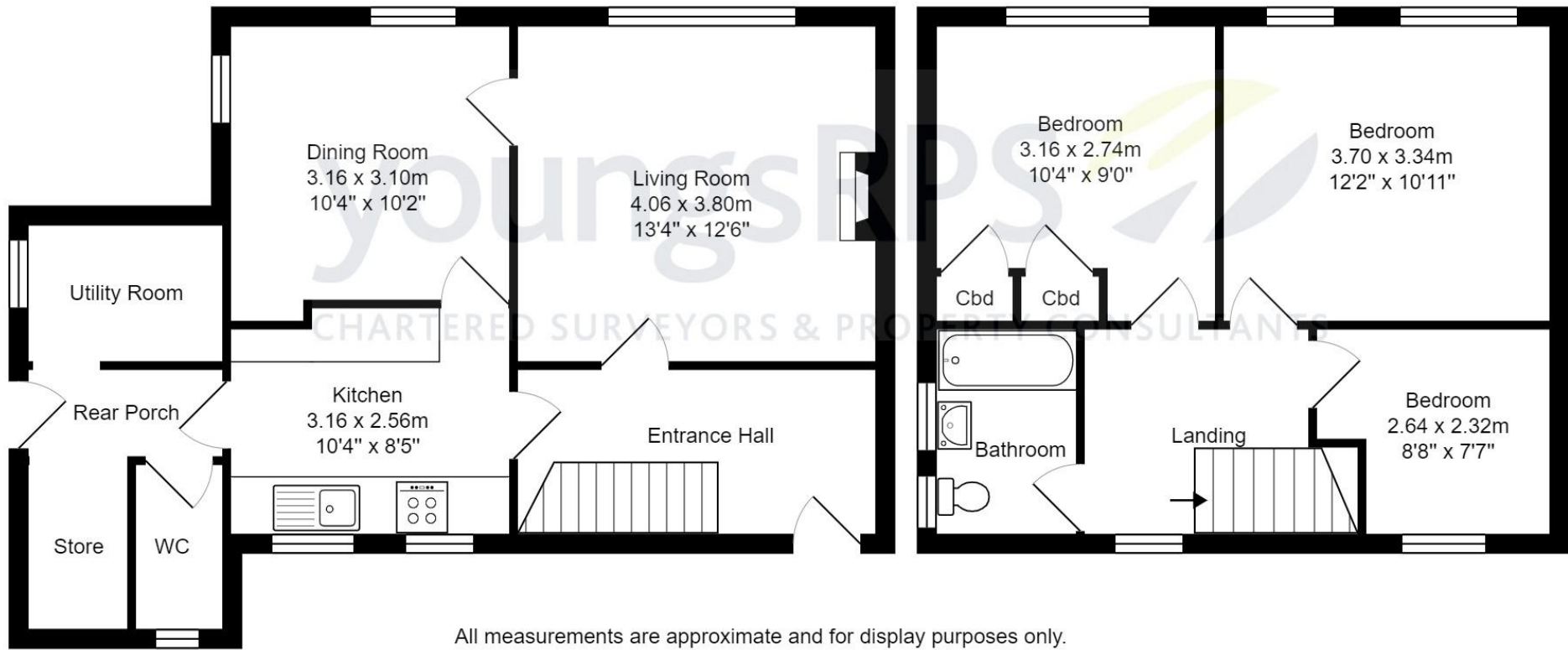
SERVICES Mains water, drainage & electric. Gas central heating.

VIEWINGS By appointment with the Agents. Please call 01609 773004.

CHARGES North Yorkshire Council Tax Band B.

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		85 B
69-80	C	69 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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