



**11 St. James Drive**  
Northallerton, DL7 8XG

**youngsRPS** 

# 11 St. James Drive Northallerton DL7 8XG

**Guide Price: £265,000**

A detached house located within a mile of Northallerton High Street. Accommodation includes 3 bedrooms, 3 reception rooms, off-street parking and a single garage. A good sized back garden, with access to the garage, this property has huge potential for modernisation.

- Chain Free
- Three Bedrooms
- Sought after location, within easy reach of town centre and train station
- Ample parking
- Corner Pot
- EPC Rating E



**youngsRPS** 

Northallerton 01609 773004



The property is located in a popular estate close to Northallerton Town Centre and would benefit from modernisation. It is accessed via a UPVC door into entrance hall with stairs to first floor, under stairs cupboard and door to downstairs WC. The kitchen comprises beech coloured wall and floor units, laminate worktops and stainless steel sink and drainer. There is an integrated oven, electric hob with extractor over and cupboard housing the gas central heating boiler. A further door from the entrance hall leads to a living room with fireplace and opening to dining room. Sliding patio doors from the living room allow access to a generously proportioned conservatory.

Upstairs there are 3 good sized bedrooms, two with fitted wardrobes. The family bathroom comprises a panel bath with shower over, pedestal wash hand basin, WC and window to front. Outside, the front garden is laid mainly to lawn with mature trees. There is a block paved driveway affording off street parking and an attached single garage with up and over door, electric power and light. The rear garden is laid mainly to lawn, enclosed in timber fencing with patio area and raised flower bed.

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

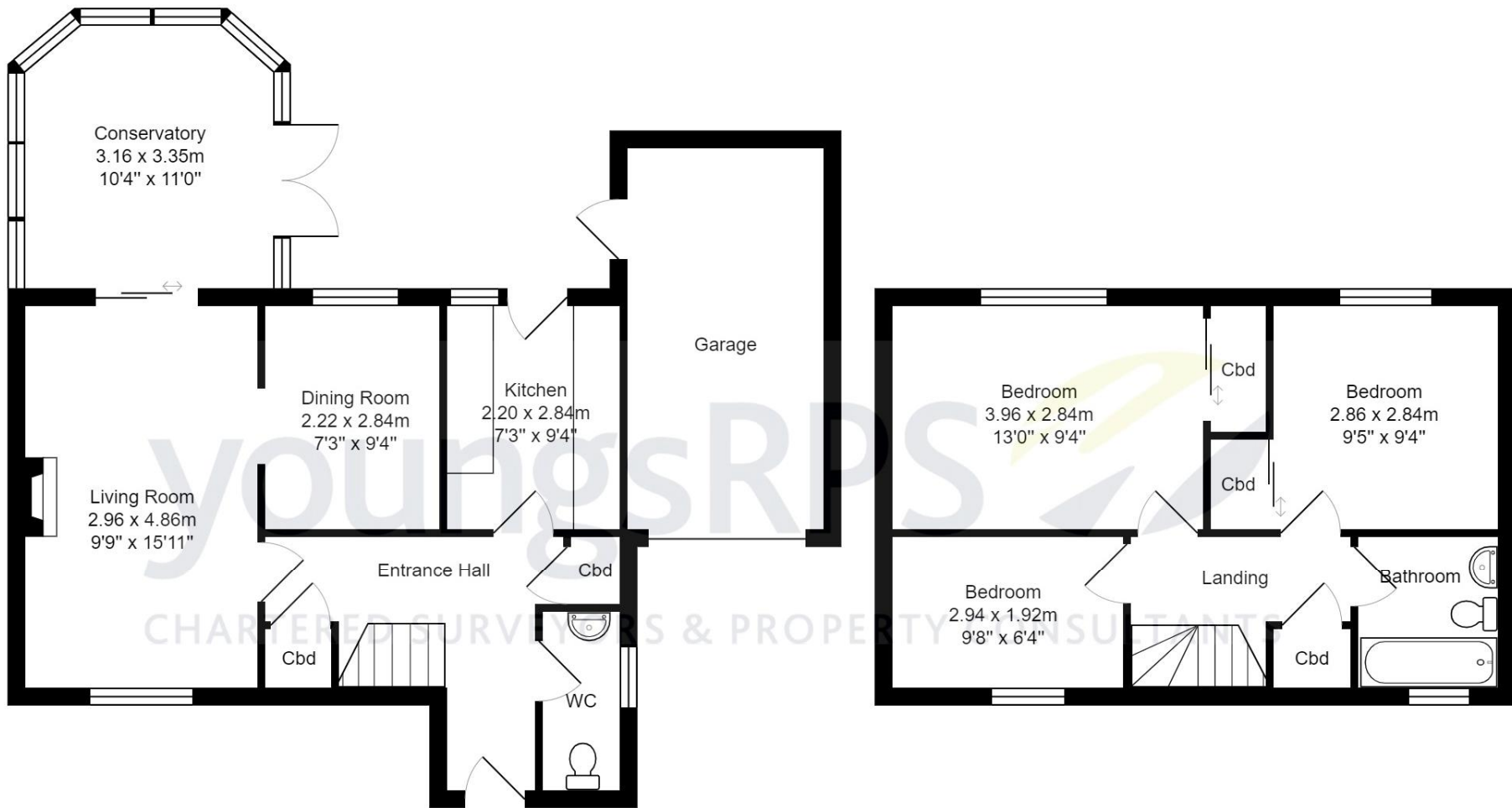
**CHARGES** North Yorkshire Council Tax Band D.

**TENURE** It is understood that the property is Freehold

**VIEWINGS** 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	51 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 the 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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