



124 Crosby Road
Northallerton, DL6 1AS

youngsRPS 

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Offers Over: £300,000

This well-presented, extended four bedroom semi-detached property is located within a short walk of Northallerton town centre. It briefly comprises two reception rooms, large kitchen diner, utility room, four bedrooms and two bathrooms. Externally there is an attractive rear garden, tarmac driveway and workshop.

- Extended Semi Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Attractive Rear Garden

youngsRPS 

Northallerton 01609 773004





This beautifully presented family home is located within a short walk of Northallerton town centre. The property is accessed via a composite front door into a spacious entrance hallway with stairs rising to the first floor and under stairs storage. To the right is an open plan living/dining room with bay window to front, French doors to the rear and multi fuel stove. The extended kitchen diner comprises oak coloured wall and floor units, stainless steel sink and drainer, electric oven, gas hob with extractor over. There is an integrated fridge and freezer, plumbing for a dishwasher and ample space for a breakfast table and chairs overlooking the rear garden which can be accessed via French doors. A door from the kitchen leads to a useful utility space with wall and floor units, stainless steel sink and drainer, plumbing for a washing machine and door to the rear garden. There is a storage cupboard and door to the garage.

Upstairs there are four good sized bedrooms, three of which are doubles and the fourth a single. The bedrooms share use of a family bathroom and shower room which are both modern with attractive white suites. The loft space is partly boarded with power and light.

Externally, the rear garden is well-maintained and enjoys a stone patio flooring, enclosed in brick walling, external lighting, lawned area and timber shed. To the front there is a tarmac driveway providing off street parking and leading to the integral single

garage with fitted units, 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.

CHARGES North Yorkshire Council Tax Band C.

SERVICES Mains electricity, water, gas and drainage are

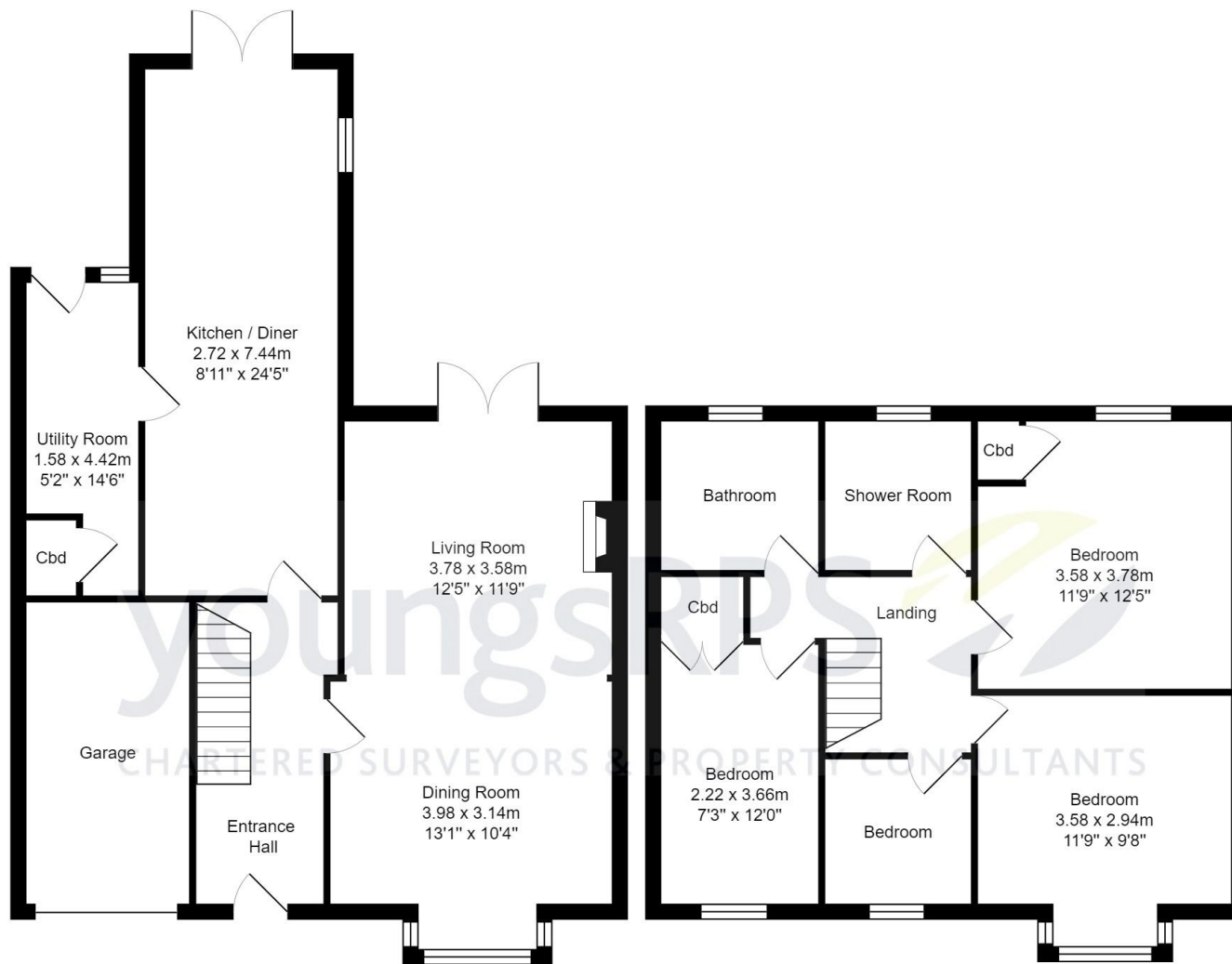
connected. Gas-fired central heating boiler to radiators and also supplying hot water.

TENURE The property is freehold.

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

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.





All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 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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