



63 The Crescent
Northallerton, DL6 1EU

youngsRPS 

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Guide Price: £275,000

A substantial semi-detached home located within easy reach of the Northallerton town centre. Offering 4 bedrooms and ample living space which has been skilfully renovated by the present owners. Benefiting from a large garden, garage and off street parking this home would be of likely appeal to a family.

- Semi Detached House
- Four Bedrooms
- Generous Living Space
- Converted attic room with ensuite
- Large Rear Garden
- Garage and off street parking

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Northallerton 01609 773004





The property is accessed via a composite front door into a spacious hallway with stairs rising to the first floor. To the left is the living room with bay window to front. To the rear of the property is a spacious kitchen diner with oak coloured wall and base units, laminate worktops, 1 1/2 bowl sink and drainer, breakfast bar, space for a dining table and chairs and under stairs cupboard. There is space for a freestanding cooker and fridge, whilst the rest of the white goods can be housed in the utility room. Patio doors from the dining area lead to a generous conservatory with French doors into the outdoor garden room and electric fire. Accessed via the utility room is a downstairs WC and an integral garage with power and light. There is also an additional door into a covered outdoor garden room with small log burner and decked flooring.

Upstairs, there are three bedrooms and a family bathroom. The master bedroom benefits from a large ensuite bathroom, comprising double shower enclosure, wash hand basin with vanity unit under and WC. There are two further double bedrooms on this level one of which benefits from fitted cupboard. Additionally, there is a study with stairs leading to the second floor. The family bathroom is modern comprising a three-piece suite including panel bath with shower over pedestal hand, wash basin and WC.

The second floor opens into a spacious double bedroom with ample room for additional furniture, 3 Velux windows and door



into an equally generous ensuite shower room with shower enclosure, pedestal hand basin and WC.

There is a good size rear garden which is mainly laid to lawn with paved patio area, decking area, greenhouse, timber garden shed and a further raised decked area. To the front of the property is a block paved driveway, affording off street parking for two vehicles and leading to the integral single garage.

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.

TENURE The property is FREEHOLD.

CHARGES North Yorkshire Council Tax Band B.

VIEWINGS Strictly by appointment only.

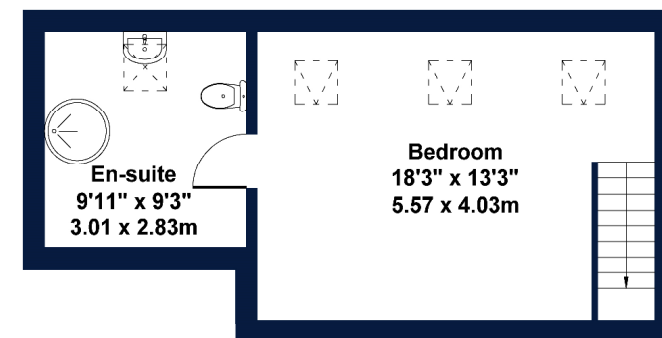
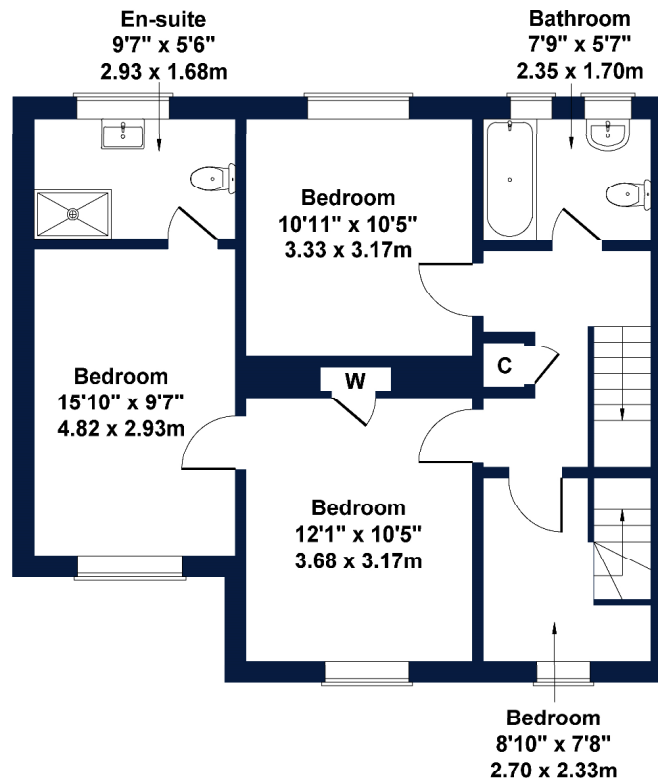
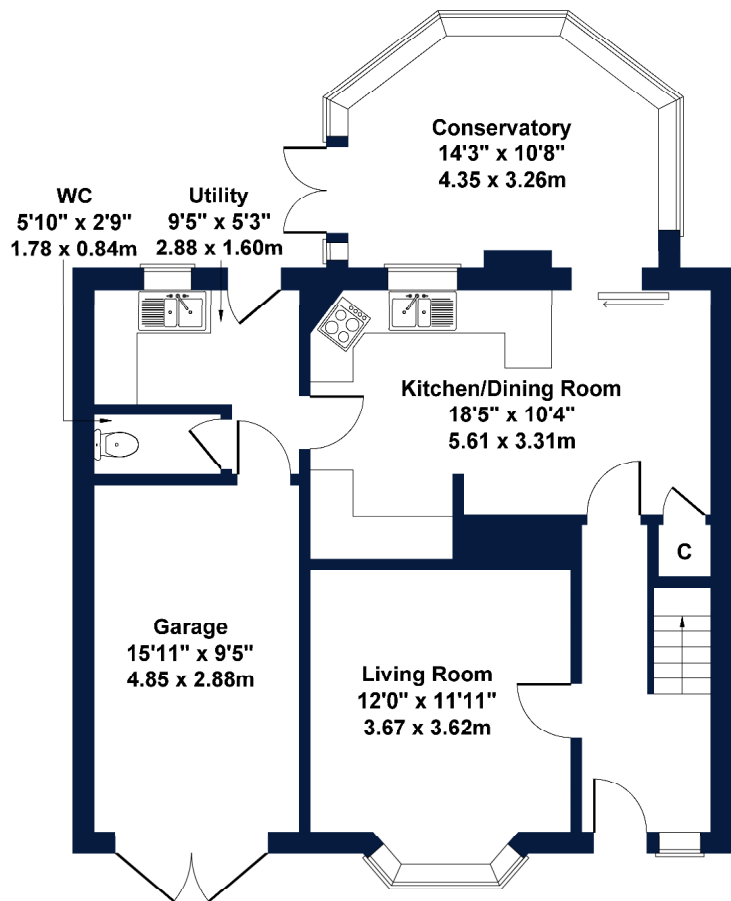
AGENT'S NOTES Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.



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Approximate Gross Internal Area

1862 sq ft - 173 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 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 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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