



3 Stokesley Road
Northallerton, DL6 2TS

youngsRPS 

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Guide Price: £250,000

A well presented, three bedroom mid-terraced property, renovated to a high specification, within a short walking distance of the town centre. The property briefly comprises an impressive kitchen diner with fabulous kitchen island, living room with multi-fuel stove, three bedrooms, family bathroom with underfloor heating and occasional room in the loft space. Externally there are attractive gardens to front and rear as well as a timber garage and car port accessible from Northallerton Road.

- Three bedroom mid terraced house
- Impressive kitchen diner
- Modern family bathroom
- Attractive Front & Rear Gardens
- Timber garage and carport



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Northallerton 01609 773004



The property is accessed by a composite front door into an entrance hall with contemporary radiator and carpeted stairs rising to the first floor. To the left is a spacious living room with bay window to front, stone fireplace with marble hearth and multifuel stove. The room enjoys a built in entertainment unit including fitted speakers in the ceiling. To the rear of the property is a fabulous open plan kitchen diner which comprises light grey and navy wall and floor units, stone worktops, sink and drainer including instant hot water tap. Integrated appliances include induction hob with extractor over, dishwasher, fridge freezer, wine fridge, and double electric oven. The kitchen has been thoughtfully fitted to include accessible cupboards, larder units and a large kitchen island, perfect for entertaining. There is a dining area with contemporary radiator and door to a useful utility space with plumbing for washing machine and space for tumble dryer. A composite door and bi-folding doors allow access from the dining kitchen onto the rear garden patio area. Upstairs, there are three bedrooms, two of which are doubles and the third a single. The master bedroom benefits from a bank of fitted wardrobes, including a hidden space for a television. The family bathroom comprises a modern three-piece suite including wash handbasin with vanity cupboards below, bath with shower over, WC and contemporary radiator. The room is fully tiled and enjoys underfloor heating. A staircase from the landing



leads to a converted and fully insulated occasional room providing useful storage space with electric power, light and a Velux window. To the rear of the property is an attractive garden laid mainly to lawn with raised flower beds and borders. There is a paved patio area and path leading to additional patio area and a timber garage. This useful building boasts electric power and light. Additionally, there is a timber carport providing further off-street parking accessed via a back lane Northallerton Road. The front garden is mainly laid to lawn, enclosed in timber fencing with attractive borders filled with mature plants and shrubs. A block paved path leads to the front door and shared path with the neighbouring property to the rear gardens.

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 & SERVICES North Yorkshire Council Tax Band B. 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.

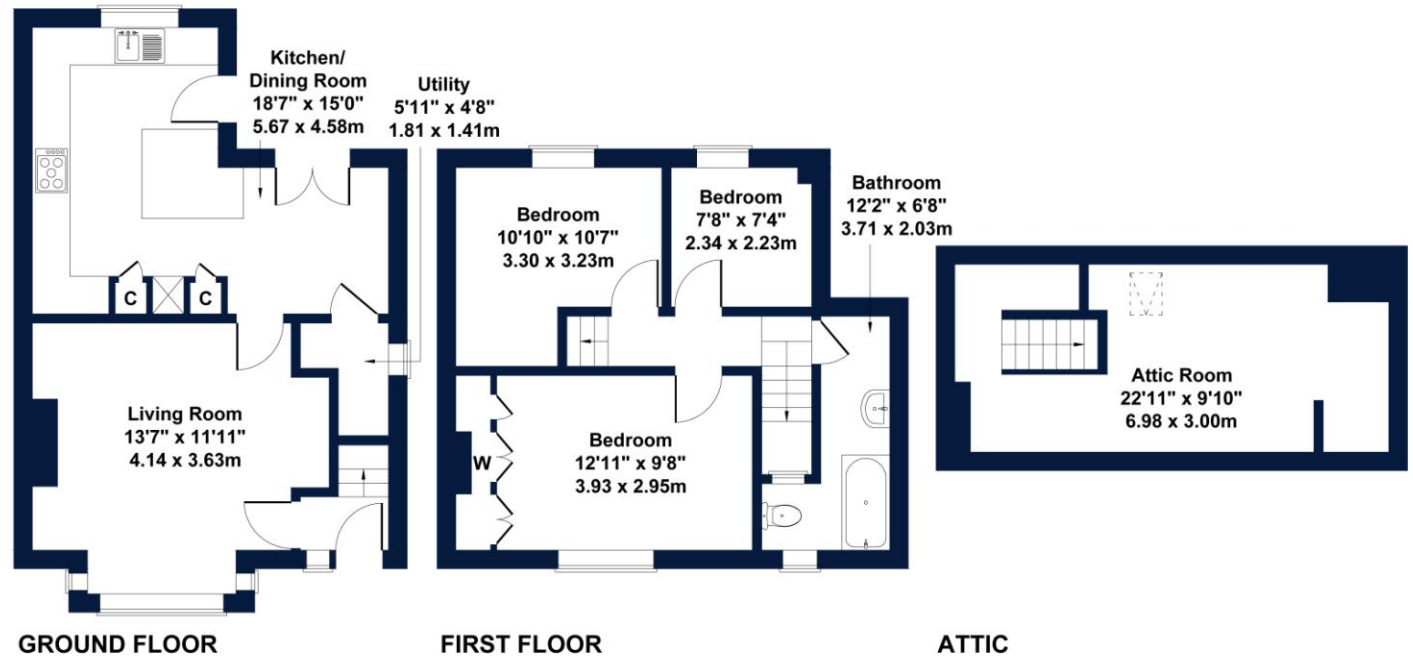
VIEWINGS Viewings are strictly by appointment. Please contact the agent on 01609 773004.

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.

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Approximate Gross Internal Area

1109 sq ft - 103 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	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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