



**26 Cleveland Drive**  
Northallerton, DL7 8RU

**youngsRPS** 



# 26 Cleveland Drive Northallerton DL7 8RU

**Guide Price: £220,000**

An immaculately presented two bedroom bungalow situated in a sought after location within a short walk of Northallerton town centre. The property comprises living/dining room, kitchen and modern shower room. Externally there are gardens to the front and rear, off street parking and a detached oversized single garage. Viewing recommended.

- Two Bedroom Semi Detached Bungalow
- Sought after location close to town centre and mainline train station
- Modern kitchen & shower room
- Gardens to front and rear
- Detached oversized single garage and driveway



**youngsRPS** 

Northallerton 01609 773004



This delightful bungalow is located on Cleveland Drive on the sought after south side of Northallerton. The property is accessed via a UPVC door into generous entrance hallways with doors to all rooms and loft space with pull down ladder. The kitchen has been replaced in recent years and comprises oak coloured wall and floor units, laminate worktops, stainless steel sink and drainer and window to the front. There is an integrated electric oven, electric hob with extractor over, space for a tall fridge freezer and plumbing for a washing machine. The living room is spacious and enjoys a bay window to the front, oak fireplace with stone hearth and neutral décor. The two bedrooms are located to the rear of the bungalow, one of which is currently being used as a separate dining room. The main bedroom is generously proportioned and boasts a bank of wardrobes with sliding doors a lovely views over the rear garden.

The shower room is modern and comprises a walk in double shower, WC, wash hand basin with vanity unit below and chrome towel radiator. Externally there is a long block paved driveway providing of street parking for several vehicles and leading to a detached, oversized single garage with electric doors, power and light. Additionally, to the rear of the garage are useful floor units and space for a tumble drier.

The rear garden is laid mainly to lawn, enclosed in timber fencing with mature shrub borders and a paved patio area. A path leads



to a pedestrian door into the garage.

The front garden is low maintenance and laid to decorative gravel, enclosed in a low timber fence.

**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.

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

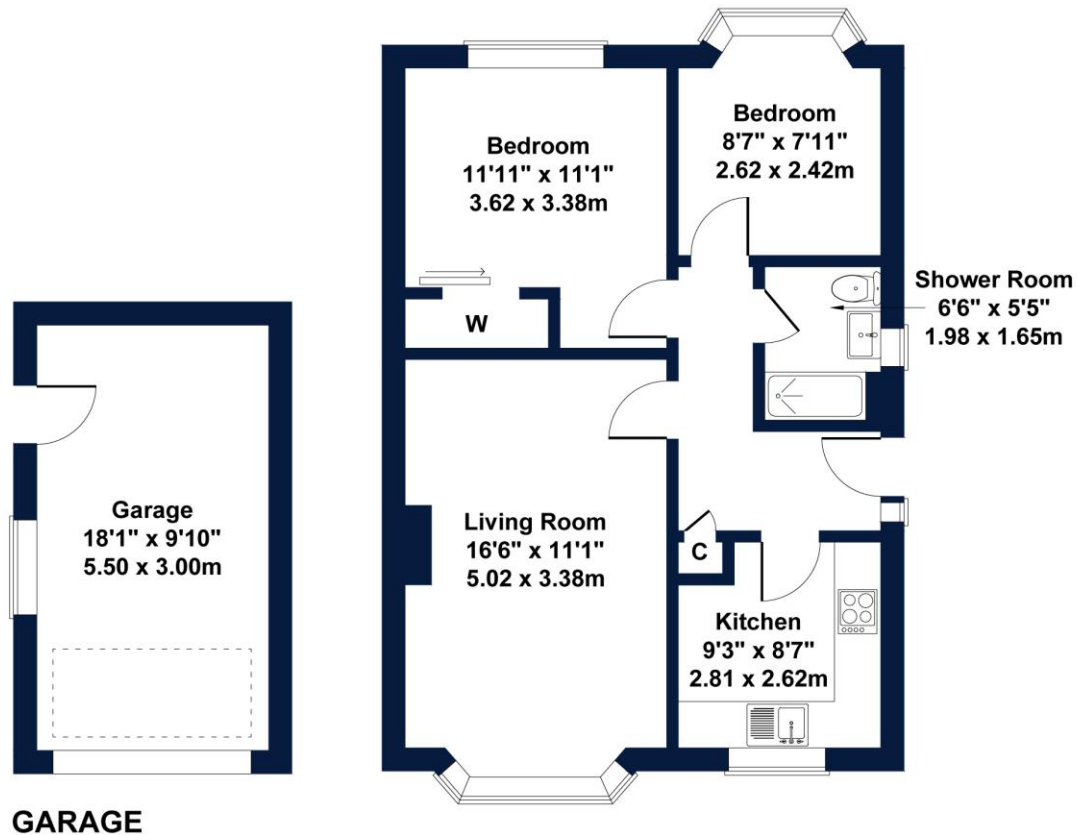
**AGENT'S NOTES** Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.



## 26 Cleveland Drive, DL7 8RU

Approximate Gross Internal Area

764 sq ft - 71 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 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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