



29 Springwell Lane
Northallerton, DL7 8QE

youngsRPS 

29 Springwell Lane Northallerton DL7 8QE

Shared Ownership: £107,300

A rare opportunity to purchase a shared ownership 2-bedroom mid terraced house located in Northallerton Town Centre. The property boasts a kitchen diner, living room, downstairs WC, 2 bedrooms and bathroom. Externally there is a rear garden and off-street parking. Eligibility conditions apply to potential purchasers.

- Shared ownership
- 2 bedroom mid-terraced house
- Close to Northallerton Town Centre
- Garden to rear
- Off street parking
- New Boiler installed 2024

youngsRPS 

Northallerton 01609 773004





This shared ownership property provides the perfect opportunity for the right person to make their first steps onto the property ladder.

The property is accessed via a door into an entrance hallway with stairs rising to the first floor and door to a useful downstairs WC. The living room is spacious and boasts French doors to the rear garden. The dining kitchen comprises cream coloured wall and floor units, laminate worktops and tiled splashback. There is a 1 1/2 bowl stainless steel sink and drainer, electric oven, gas hob with extractor over, plumbing for a washing machine and space for a free-standing fridge freezer. There is ample room for a dining table and chairs.

Upstairs are two bedrooms and a house bathroom. The master bedroom benefits from two windows to the front and offers ample space for additional furniture. The bathroom comprises a panel bath with brand new shower over, WC and pedestal wash hand basin.

Externally the rear garden is enclosed in timber fencing and is laid mainly to lawn with a paved path leading to rear gate. To the front of the property there is off street parking.

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 Moors 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 B.

TENURE The property is Leasehold.

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

VIEWINGS By appointment with the agents. Call 01609 773004.



AGENT'S NOTES The property is owned on a shared basis, 42% by Broadacres and 58% by the vendor. There is a monthly leasehold fee chargeable by Broadacres of £34 which includes buildings insurance. The owner is responsible for their own contents insurance. Applicants must be approved by Broadacres in advance of any viewings. Please liaise with the agent for more information.

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.



AWAITING FLOOR PLAN

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 93 A |
| 81-91 | B | | |
| 69-80 | C | 79 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.



R201

NORTHALLERTON
General: 01609 773004
Land Agency: 01609 781234
northallerton@youngsrps.com

SEDFIELD
General: 01740 617377
Land Agency: 01740 622100
sedgfield@youngsrps.com

NEWCASTLE
General: 0191 261 0300
newcastle@youngsrps.com

HEXHAM
General: 01434 608980
Land Agency: 01434 609000
hexham@youngsrps.com

DUMFRIES
General: 01387 402277
dumfries@youngsrps.com