



49 Quaker Lane
Northallerton, DL6 1EE

youngsRPS 

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Guide Price: £285,000

This fabulous property has been lovingly updated in recent years and includes a wonderful rear extension providing a modern kitchen diner and family room. Additionally, there is a living room, utility, downstairs WC, three bedrooms and a shower room. Externally the property has gardens to front and rear, off street parking and views onto the green.

- Fabulous rear extension
- Modern kitchen and shower room
- Three bedrooms
- Gardens to front and rear
- Off street parking



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Northallerton 01609 773004



This fabulous property has been lovingly updated in recent years and includes a wonderful rear extension providing a modern kitchen diner and family room. The property is accessed into a generous entrance porch with space for seating to appreciate the garden and green outlook to the front. The entrance hallway has stairs rising to the first floor and door into the downstairs WC. The kitchen comprises anthracite grey wall and floor units, laminate worktops with matching splashbacks and a stainless steel sink and drainer. Integrated appliances include eye level oven and grill, fridge freezer, dishwasher, AEG induction hob with extractor over. The dining area boasts a large skylight and French doors to the rear garden. An opening leads from the dining room into the family room with multi fuel stove providing a cosy seating area. A living room to the front of the property offers an additional reception room. The utility room can be accessed from the hallway and comprises white wall and floor units, laminate worktops, plumbing for a washing machine and space for an additional appliance. There is a stainless steel sink and drainer, gas central heating boiler, storage cupboard and UPVC door to the side. Upstairs there are three bedrooms, two of which are doubles and the third a single. The double bedrooms enjoy feature fireplaces, fitted cupboards and the front bedroom benefits from views over the green. A modern shower room includes a large corner shower

enclosure, high level traditional WC and sink with vanity unit below. The landing allows access to the part boarded loft space with pull down ladder and light. Externally, the front garden is mainly laid to lawn, enclosed in low timber fencing with a paved patio area. The garden has a lovely open aspect overlooking the green. The rear garden is low maintenance and laid mainly to decorative gravel and paving, timber workshop measuring 4.2m x 2.4m, vegetable plot, log store, timber shed and off street parking space.

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 twice 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.

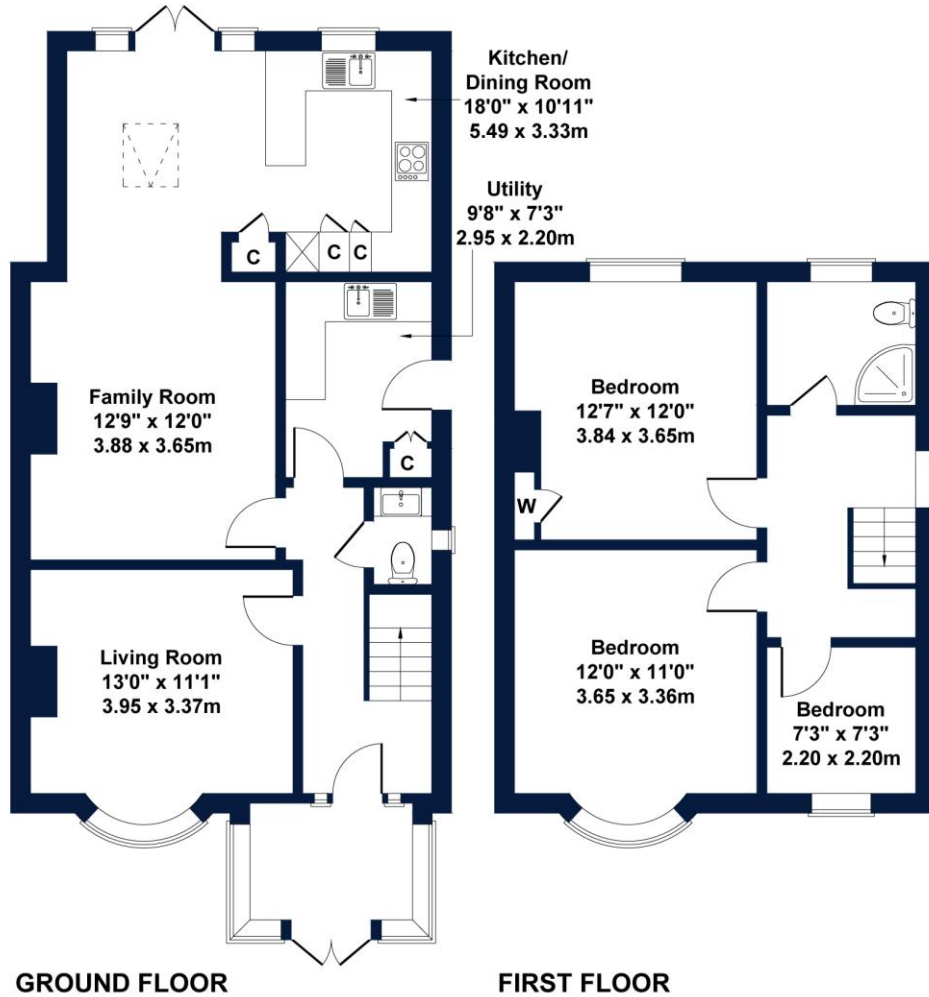
CHARGES & SERVICES North Yorkshire Council Tax Band C. Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water.

TENURE The property is freehold.

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



Approximate Gross Internal Area
1270 sq ft - 118 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 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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