



**Oak Grove**

Northallerton, DL6 1LE

youngsRPS 

# 57 Oak Grove Northallerton DL6 1LE

**Guide Price: £199,950**

A 3 bedroom end-terraced house including a well-proportioned sitting/dining room, kitchen, utility room and downstairs WC. The property has an enclosed rear garden & the property is conveniently located within walking distance of the town.

- Located within easy walking distance of the town
- Open plan living dining room
- 3 bedrooms
- Enclosed rear garden



**youngsRPS** 

Northallerton 01609 773004



This well presented end terrace house provides spacious living accommodation and well proportioned bedrooms. The property is accessed via a UPVC entrance door into hallway with stairs rising into the first floor and useful storage cupboard. The sitting/dining room has a dual aspect together with French doors to the rear providing a light & airy feel to the room. There is also an attractive log burning stove with timber mantle. The kitchen comprises a range of floor units, laminate worktops, stainless steel sink and drainer, gas hob and electric oven. There is a breakfast bar, pantry and two large storage cupboards. An opening leads into a utility area with door to the rear garden, plumbing for a washing machine, space for a tumble dryer and tall fridge freezer. A door accesses a downstairs toilet. The landing provides access to all upstairs rooms, loft space and airing cupboard housing the gas central heating boiler. There are two double bedrooms one of which has a fitted wardrobe. The single bedroom is generously proportioned with fitted wardrobe space.

Externally, the rear garden is laid mainly to lawn and is enclosed in timber fencing. There is a concrete patio area, large shed running the full length of the property and a timber gate to the rear. The front garden is laid to lawn and enclosed in timber fencing. The property is set back from the road.

**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.

**TENURE** The property is Freehold.

**CHARGES** North Yorkshire Council Tax Band B.

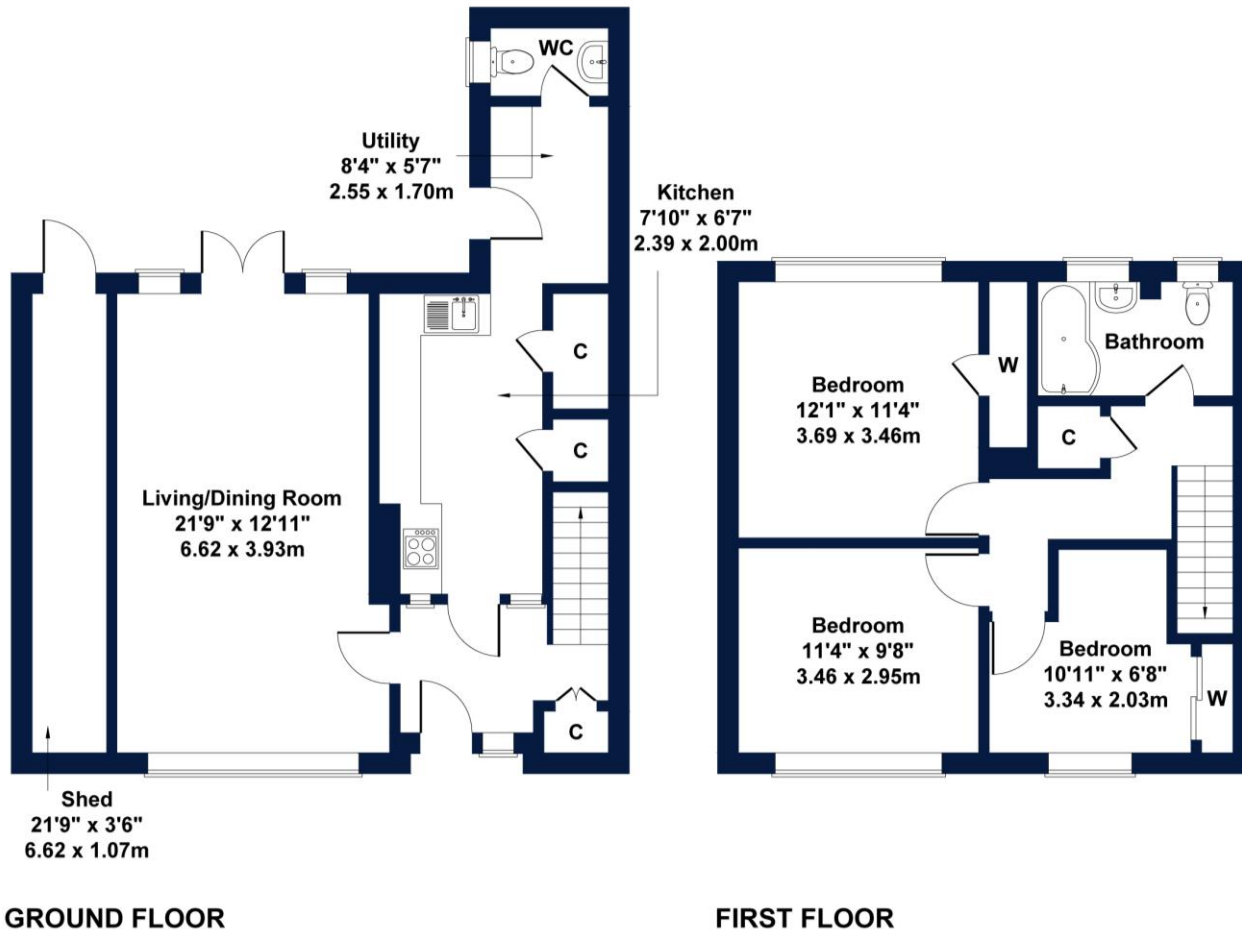
**SERVICES** Mains water & drainage & electricity, gas central heating.

**VIEWINGS** Strictly by appointment only. 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.



Approximate Gross Internal Area  
1173 sq ft - 109 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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