



10 South Vale
Northallerton, DL6 1DQ

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Offers Over: £400,000

An extended, spacious detached bungalow which has been refurbished throughout in recent years. Immaculately presented, the accommodation includes a superb open plan living/dining room, kitchen, snug, 3/4 bedrooms & 4 bathrooms. Externally, the property has off street parking, a timber home office/hobby room, workshop, timber shed & attractive gardens to the front, side and rear.

- CHAIN FREE
- Superb open-plan living dining room
- 3/4 Bedrooms
- Modern Kitchen & Bathrooms
- Generous plot with attractive gardens
- EPC Rating C

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Northallerton 01609 773004





This property is presented to a very high standard having been extended & refurbished throughout in recent years. It has a luxurious feel with features including limestone flooring to many rooms. As you enter the property a spacious hallway with cupboard provides an immediate sense of space. There is a pull down ladder allowing access to a part boarded loft space with light. There is a cosy snug leading into a generously proportioned living/dining room overlooking the rear garden. The room enjoys a gas stove and large windows, allowing light to flood in. The bungalow has a practical side entrance to the property from the brick paved driveway into a boot room with fitted seating and storage unit and ample hanging space for coats. To the left is a utility room with a range of wall and base units, stainless steel sink and drainer, plumbing for a washing machine, space for a tumble dryer and free-standing fridge freezer. Accessed via a door from the utility is a laundry room with cream coloured wall and base units and space for additional appliances. The sleeping accommodation has 3 bedrooms, two of which are doubles & the third a generous single. The two double bedrooms both enjoy fitted wardrobes and beautifully appointed ensuite shower rooms. The master bedroom additionally boasts a bay window to the front and door into an additional room which could be used as a fourth bedroom/dressing room/hobby room. This flexible space can also be accessed via the side hallway and has the benefit of a shower enclosure and wash hand basin. The



main bathroom is modern and comprises a white suite including a bath with shower over, WC and wash hand basin. The kitchen is accessed via an opening from the dining room allowing a lovely flow to the living accommodation of the bungalow. It offers cream coloured wall and base units, solid wooden worktops, tiled splashbacks and a stainless steel 1 1/2 bowl and drainer. There is a 5 burner gas hob with extractor hood over, double oven, integrated fridge and free-standing dishwasher. The side hallway allows access to the side garden and a second loft space with pull down ladder which houses the gas central heating boiler. Externally, the front of the bungalow is beautifully landscaped. It is mainly laid to lawn interspersed with raised rock and flower borders and trees. A brick paved path leads to the front door and down both sides of the property. The side garden is also laid to lawn, enclosed in low hedge and brick walling with shrubs and trees. There is a brick paved driveway affording off street parking. To the rear, the low maintenance garden is accessed via a door from the dining room. There is a paved patio area with steps leading up to a section laid to lawn with raised flower beds, pergola and enclosed in timber fencing. There is a timber shed and timber workshop, both with power and light. Additionally, a large timber building with power, light and internet provides perfect space for a home office or hobby room.



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.

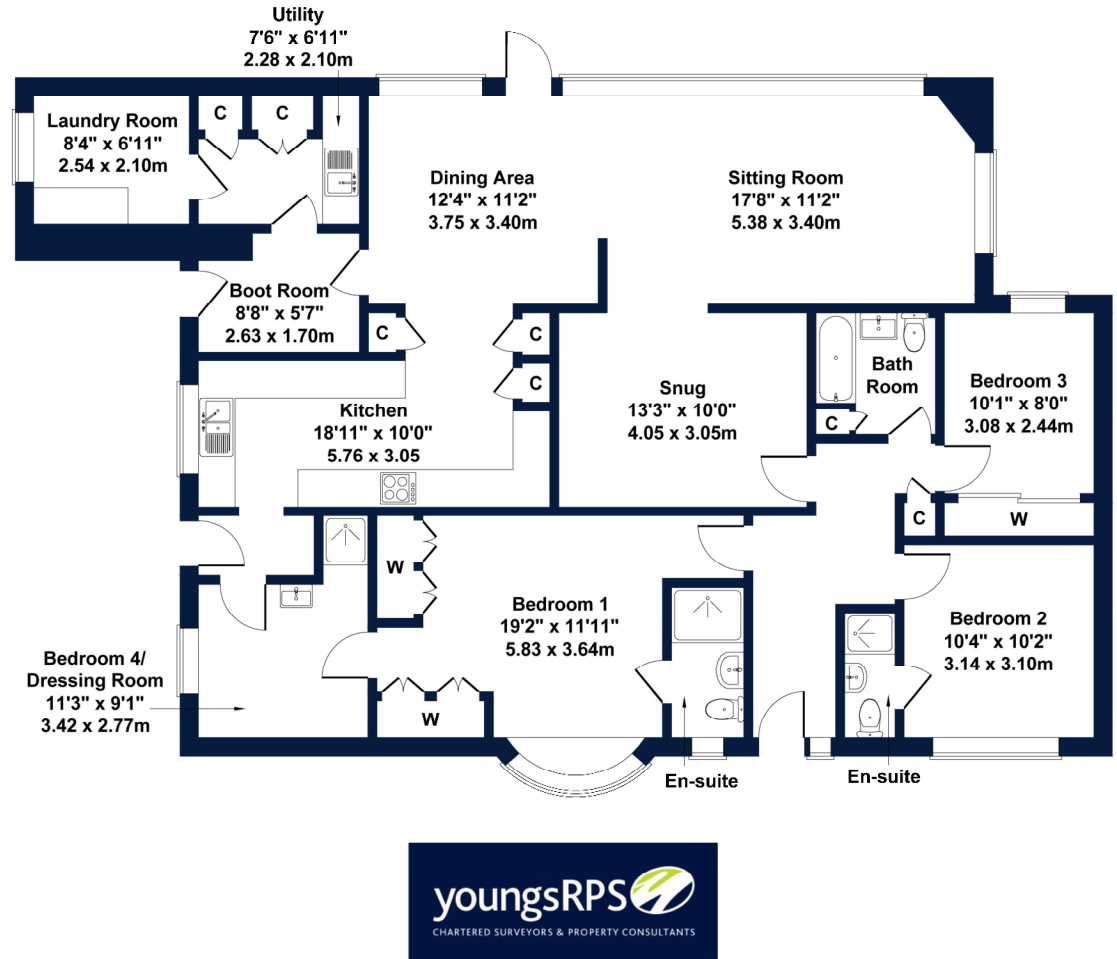
SERVICES & CHARGES Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water. Solar panels are fitted and are owned outright by the current vendor. North Yorkshire Council Tax Band E.

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.



Approximate Gross Internal Area
1647 sq ft - 153 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.



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