



63 Ashlands Road
Northallerton, DL6 1HA

youngsRPS 

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Guide Price: £150,000

A well-proportioned three bedroom family home located within walking distance of Northallerton town centre. The property comprises living room, modern kitchen diner, lobby, three bedrooms and family bathroom. Externally there is a low maintenance front garden, rear lobby and on street parking.

- CHAIN FREE
- Mid Terraced House
- Three Bedrooms
- Convenient Location



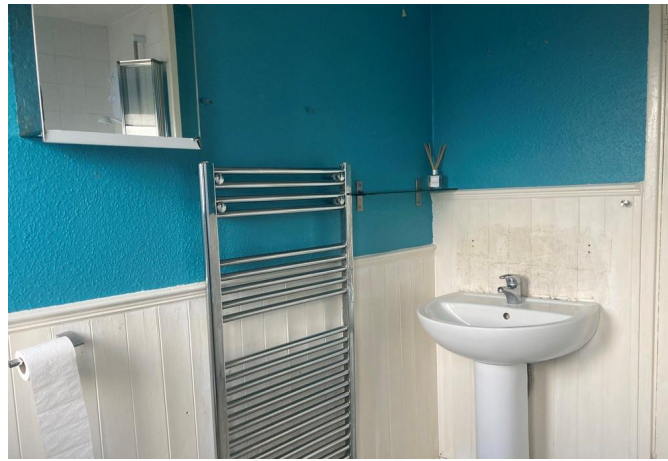
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Youngs - Northallerton 01609 773004



This spacious three bedroomed mid terraced property is located in a popular residential area which overlooks an attractive green area to the front. The property is accessed via a UPVC entrance door into porch. The accommodation briefly comprises a spacious living room, open plan kitchen diner fitted with high gloss wall and floor units including integrated oven, gas hob and microwave. Additionally to the ground floor, there is also a useful rear lobby leading to the rear court yard. Upstairs, there are three good sized bedrooms and a family bathroom with panel bath, WC and pedestal sink. The property would benefit from some general modernisation. Externally there is a low maintenance front garden and rear yard.

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.

TENURE The property is freehold.

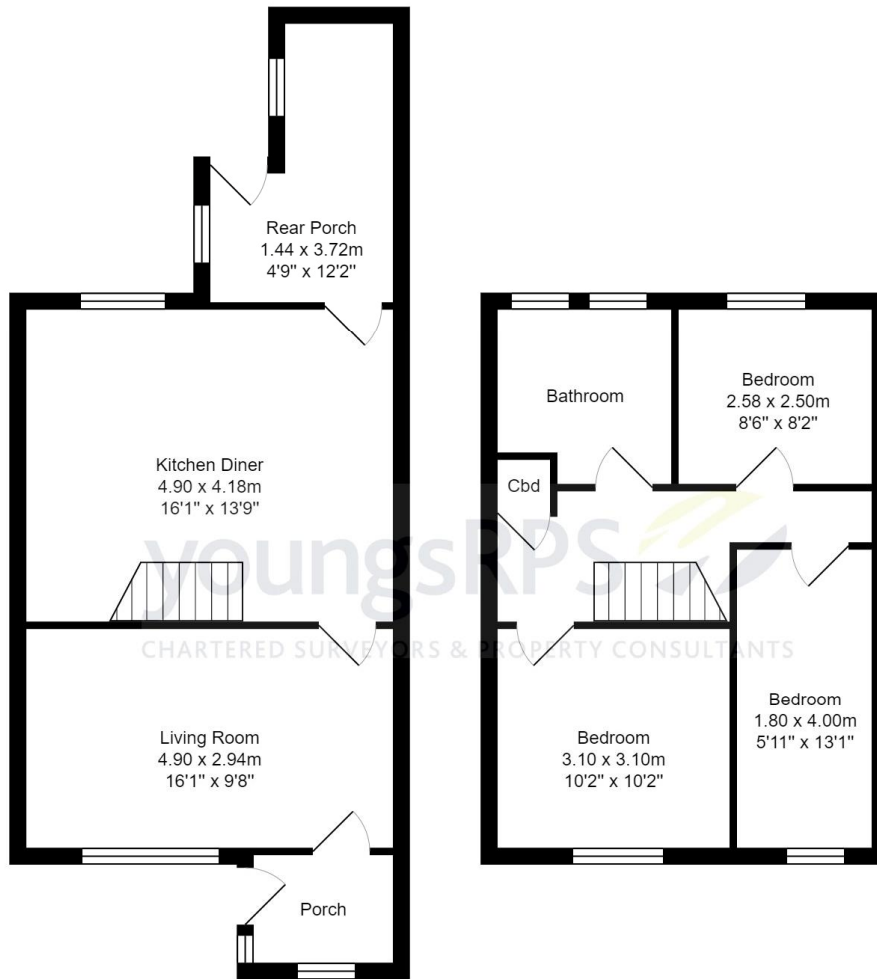
SERVICES Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water.

CHARGES North Yorkshire Council Tax Band B.

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.





All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 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.



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