



Friarage Avenue
Northallerton, DL6 1DZ

youngsRPS 

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Guide Price: £270,000

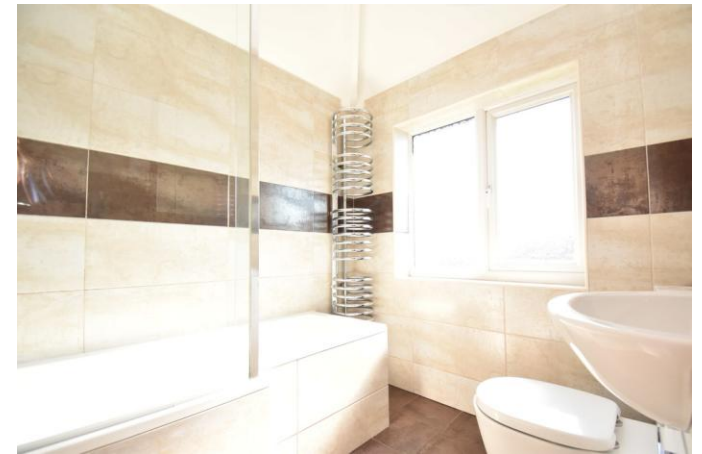
A recently renovated 3 Bedroom Semi Detached property located within a short walk from Northallerton Town Centre. The property comprises spacious accommodation including entrance hallway, living room, open plan kitchen diner / family room, three bedrooms and modern family bathroom. Externally there is a reargarden and off street parking.

- NO ONWARD CHAIN
- Semi Detached Family Home
- Three Bedrooms
- Recently Refurbished
- Brand New Carpets
- Off Street Parking

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Northallerton 01609 773004





A newly renovated, semi-detached family house located conveniently for Northallerton town centre. The property is accessed via a composite front door into entrance hall way with stairs rising to the first floor. To the right is a bright living room with solid wood flooring, bay window to front and log burning stove. To the rear of the property is a beautiful, open plan kitchen diner with solid wood flooring and French doors accessing the rear garden. The kitchen comprises walnut coloured wall and floor units, sink and drainer, integrated appliances, electric oven and electric hob with extractor over.

Upstairs there are brand new carpets on the stairs, landing and in the bedrooms, two of which are doubles and the third a single/home office. The rear bedroom also benefits from fitted wardrobe space. The family bathroom is modern and comprises a white suite including bath with shower over, WC and wash hand basin.

Externally, the private rear garden faces towards the southeast and is laid mainly to lawn, enclosed in timber fencing and hedging. There is also a brick outbuilding and side access. A paved area to the front of the property provides off street parking for several vehicles.

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 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 C.

TENURE The property is freehold.

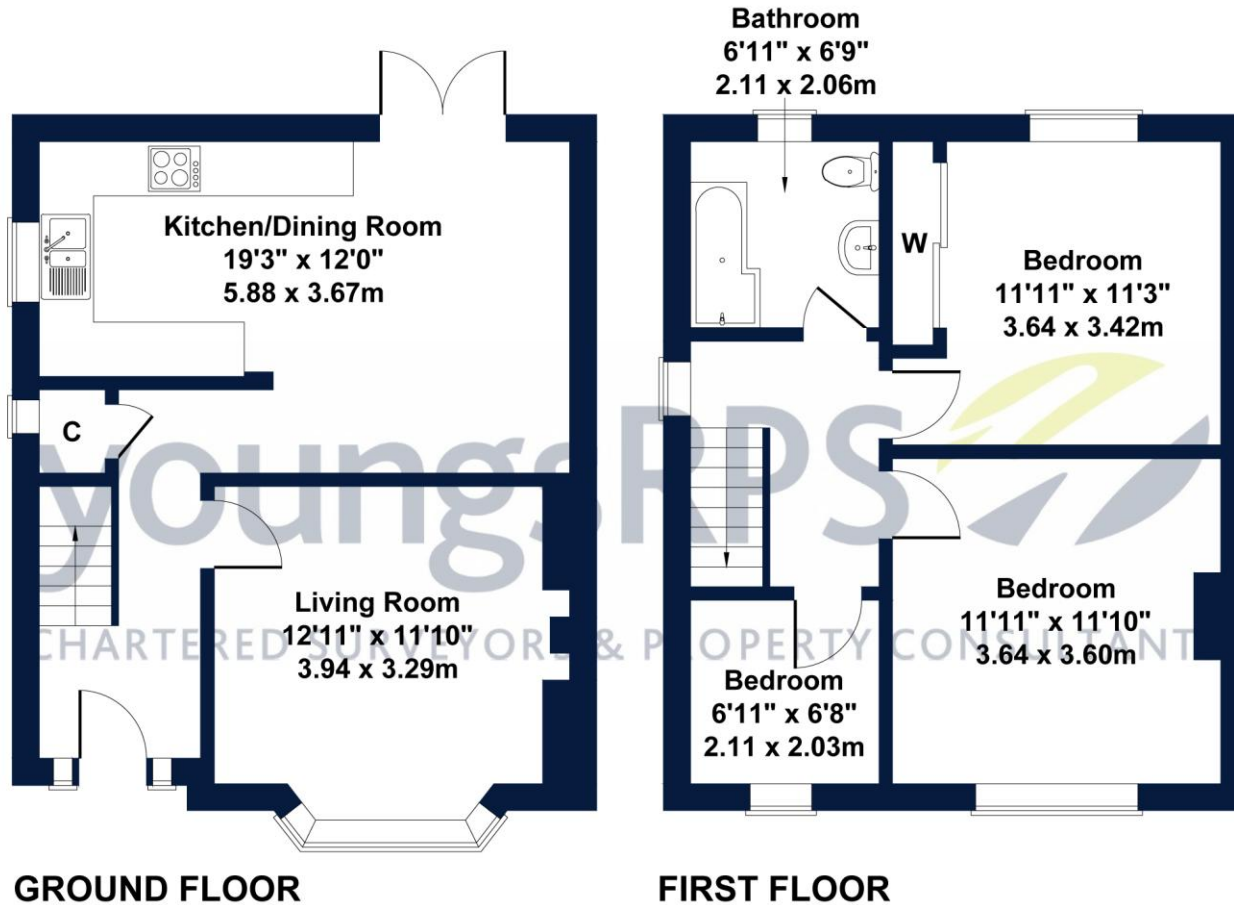
VIEWINGS Viewings are strictly by appointment. Please contact the agent on 01609 773004.

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.



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Approximate Gross Internal Area
893 sq ft - 83 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 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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