



5 HAMBLETON AVENUE
NORTHALLERTON, DL7 8SW



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A beautifully presented bay fronted Semi Detached House pleasantly situated in one of Northallerton's most convenient and sought after locations lying within easy walking distance of the Town and local amenities. The house offers well-proportioned family accommodation which includes two reception rooms and four bedrooms. Outside a particular feature of the property is the delightful rear garden with the cricket ground to the rear.

- Extended Semi Detached 1930's Family Home
- Four Bedrooms
- Beautifully Presented
- Views to the Cricket Grounds
- Off Street Parking & Garage
- EPC Rating C

ASKING PRICE £375,000

GET IN TOUCH

youngsRPS, 80-81 High Street, Northallerton, DL7 8EG

01609 773004

northallerton@youngsrps.com





DESCRIPTION

This beautifully presented, family home is located conveniently for Northallerton town centre and mainline railway station. A UPVC door gives entrance into inner porch with further door to an attractive and spacious hallway with stairs rising to the first floor. There are two reception rooms including a living room with bay window to the rear, feature fireplace with gas fire and marble hearth. The dining room is well-proportioned and enjoys a bay window to the front and further feature fireplace with gas fire. The kitchen is located to the rear of the property and comprises cream wall and floor units, laminate worktops, sink and drainer, gas hob and double electric oven. There is space for a freestanding fridge freezer, integrated dishwasher, plumbing for a washing machine and a sociable breakfast bar. There are doors to a useful downstairs WC and also the rear garden.

Upstairs there are four bedrooms, three of which are doubles and the other a single, currently used as a home office. The family bathroom comprises a white suite including bath with shower over WC and wash hand basin.

There is a brick paved driveway and parking area to the front which leads to the integral single garage. Additionally there is mature plants decorative gravel and a low brick wall boundary.

The delightful rear garden is southeasterly facing and backs onto the cricket ground. It is laid mainly to lawn with paved patio area, pergola, attractive borders and enclosed in timber fencing.

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.

Charges

North Yorkshire Council Tax Band D.

Services

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.

Agent's Notes

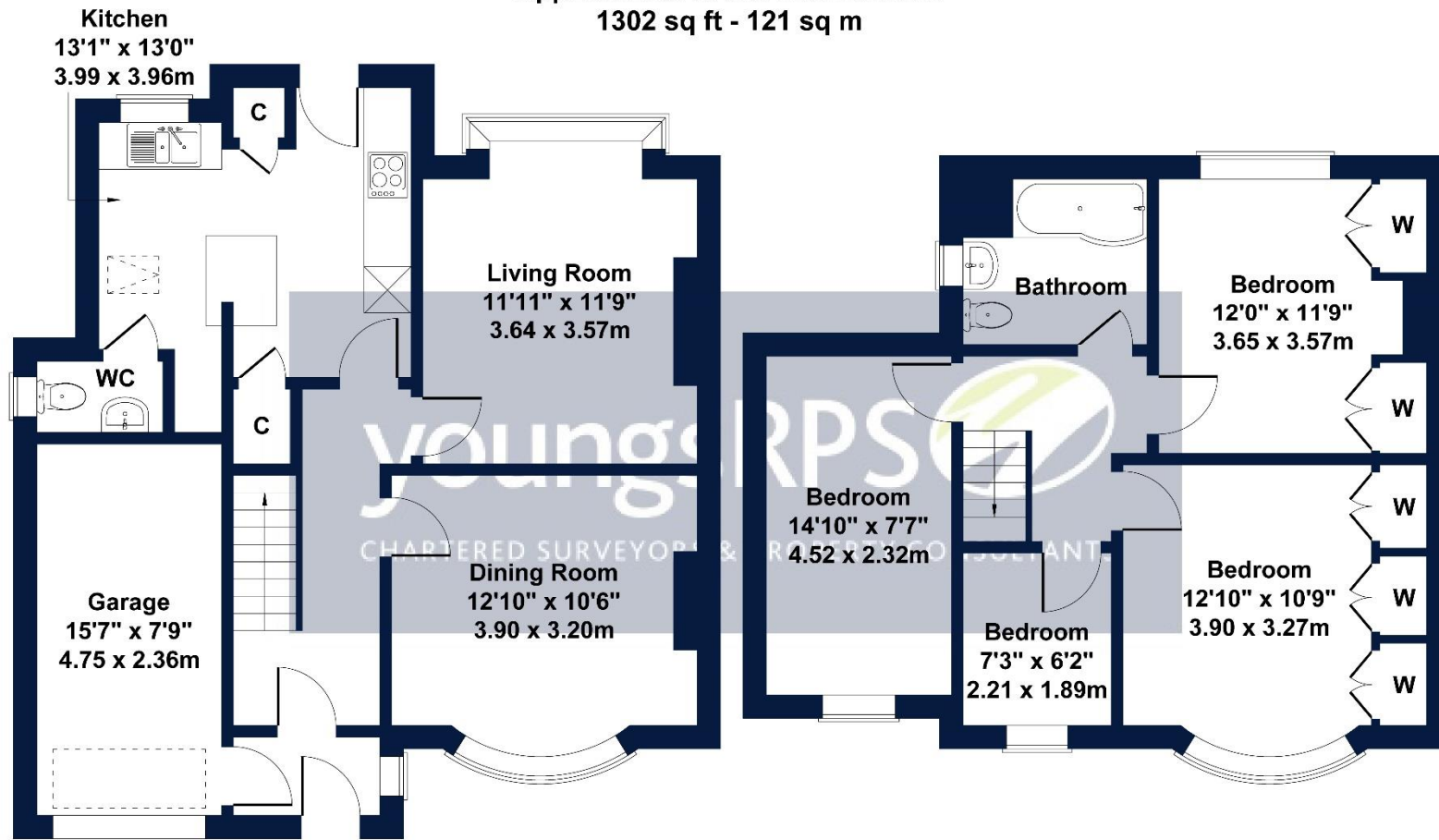
Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area

1302 sq ft - 121 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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www.youngsrps.com
Northallerton 01609 773004



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