



2A HATFIELD ROAD, NORTHALLERTON
NORTH YORKSHIRE, DL7 8QX



2A HATFIELD ROAD

Northallerton, North Yorkshire, DL7 8QX

A rare 1930s Art Deco semi-detached family home, ideally located close to Northallerton town centre. Offering spacious accommodation with two reception rooms, a breakfast kitchen, four bedrooms and a family bathroom with separate WC, the property combines period charm with excellent potential. Externally, there are gardens to the front and rear, useful outbuildings, a single garage and off-street parking.

- Art Deco 1930's Semi Detached House
- Sought after location close to town centre and mainline train station
- Two Reception Rooms
- Four Bedrooms
- Rear Garden
- Garage & Outbuildings
- EPC Rating D

OFFERS OVER £325,000

GET IN TOUCH

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

01609 773004

northallerton@youngsrps.com





DESCRIPTION

A rare opportunity to acquire a 1930s Art Deco semi-detached family home, ideally situated in a central location close to Northallerton town centre. This distinctive property offers generously proportioned accommodation, retaining period features alongside excellent potential for modernisation.

The wide entrance hall provides access to an understairs storage cupboard and a downstairs WC. Two reception rooms, both with charming bay windows to the front, create versatile living spaces, with the larger room benefitting from French doors leading directly to the rear garden.

The breakfast kitchen is fitted with cream wall and floor units, laminate work surfaces and a stainless steel sink and drainer. There is a freestanding electric cooker with extractor over, plumbing for a washing machine, space for a dishwasher, and ample room for a dining table and chairs. A side door leads to a covered passageway, providing access to the single garage and outbuildings.

To the first floor, the property offers four bedrooms, three of which are generous doubles. The principal bedroom benefits from a walk-in wardrobe. The family bathroom comprises a panelled bath with shower over, pedestal wash hand basin and cupboard housing the hot water cylinder, with a separate WC adjacent. Additional storage is available via two large cupboards on the landing.

Externally, the rear garden is laid mainly to lawn with mature shrub borders and enclosed by timber fencing. Two outbuildings provide useful storage, one housing the gas central heating boiler. To the front, the garden is laid to lawn with hedge boundaries and steps leading to the front door. A single garage with up-and-over door, power and light offers off-street parking, with a side gate giving access to the outbuildings and kitchen entrance.

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

This property is FREEHOLD.

SERVICES

Mains electricity, water, gas and drainage are connected.

VIEWINGS

Strictly by appointment with the Agents. Call 01609 773004

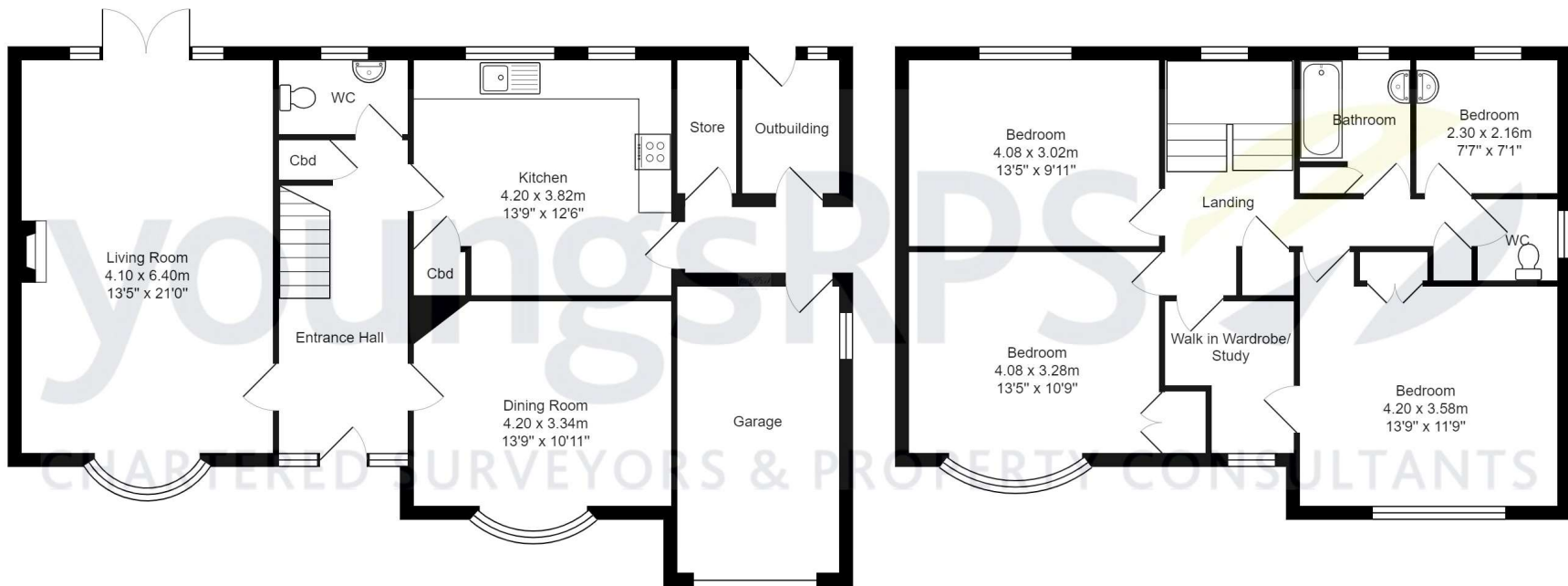
CHARGES

North Yorkshire Council Tax Band E.

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.

www.youngsrps.com
Northallerton 01609 773004



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.