



38 MOWBRAY ROAD, NORTHALLERTON
NORTH YORKSHIRE, DL6 1QU



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A deceptively spacious detached dormer bungalow with scope for some modernisation located in a sought-after location close to Northallerton town centre. The property briefly comprises three reception rooms including conservatory overlooking the rear garden, three bedrooms, shower room and loft room. Externally there are beautiful gardens to the rear, off street parking, car port and oversized single garage. Viewing essential.

- CHAIN FREE
- Three Bedrooms
- Large Garden Room
- Southwesterly facing gardens
- Generous plot

ASKING PRICE £385,000

GET IN TOUCH

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

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DESCRIPTION

The property is accessed via a UPVC door into entrance hallway. There are three reception rooms in this spacious property, including the dining room, which is well-proportioned with a gas fire, a generous living/garden room with gas fire and dual aspect windows. As well as a conservatory which can be accessed via French doors, both the living/garden room and conservatory overlook the attractive gardens to the rear of the property. The kitchen diner comprises white wall and floor units, marble worktops, and a breakfast bar seating two. There is a stainless-steel sink and drainer, double electric oven, electric hob with extractor over and space for fridge.

Two of the bedrooms are located on the ground floor, including one with fitted wardrobe space. The shower room comprises, vanity until sink, generous shower and WC. Upstairs, there is a further double bedroom and potential bedroom 4/storage, which currently does not have heating installed.

Externally, the property sits on a generous plot of with a south-westerly facing garden to the rear. There is an attractive paved patio, lawned area, green house, raised vegetable patch and mature plants and shrubs. The front garden is laid mainly to lawn with low walling to the boundary. Off street parking for several vehicles is available via the driveway, carport and oversized single garage with internal door to the house electric power and light.

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 twice 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.

Tenure

The property is freehold.

Charges

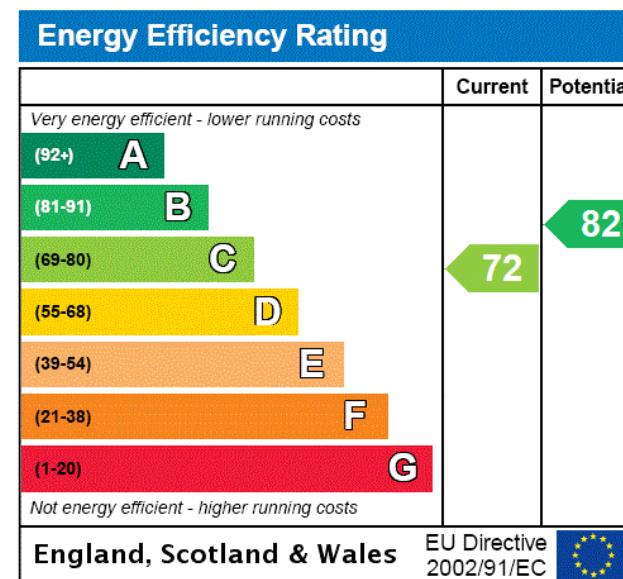
North Yorkshire Council Tax Band D.

Viewings

By appointment with the Agents. Please contact 01609 773004.

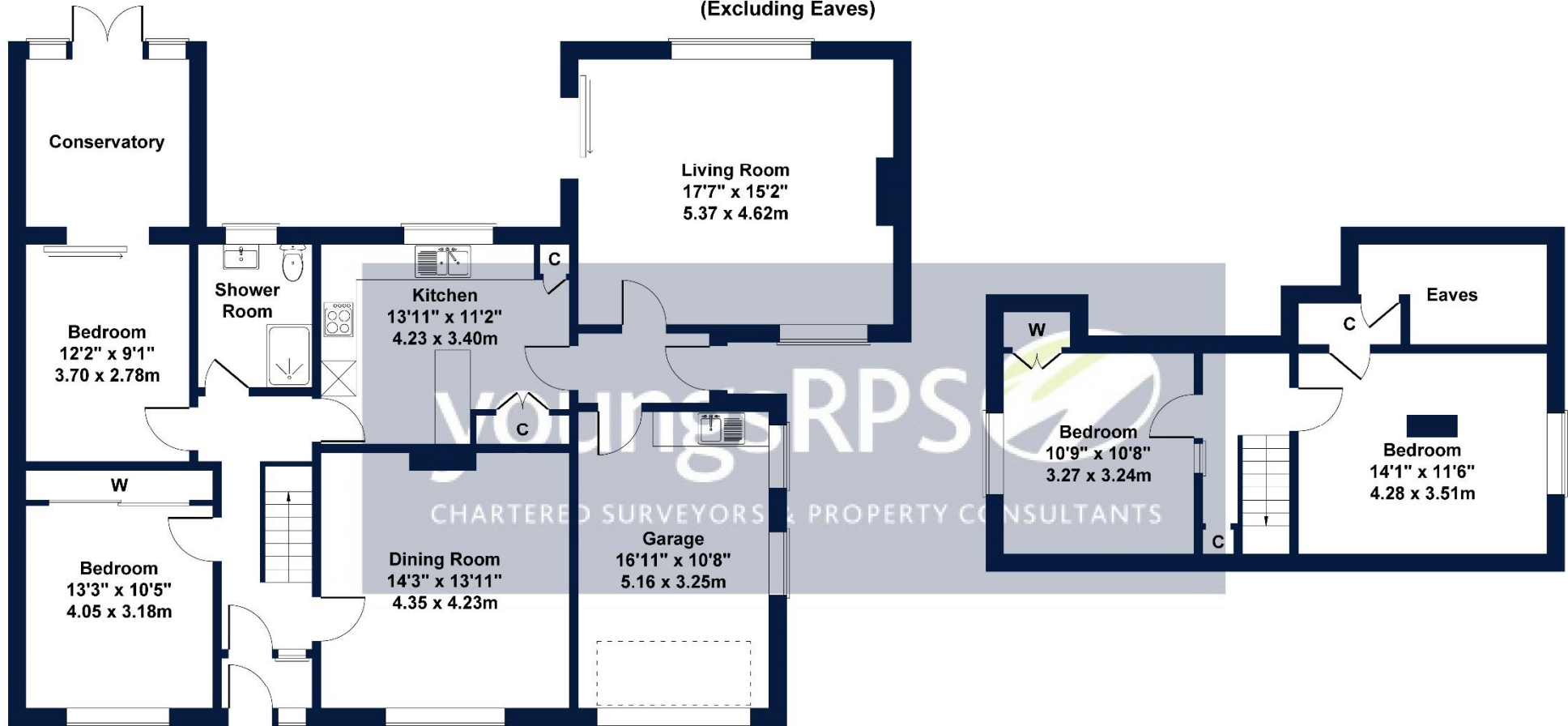
Agent's Notes

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
1733 sq ft - 161 sq m
(Excluding Eaves)



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.

Produced by Potterplans Ltd. 2025

www.youngsrps.com
Northallerton 01609 773004



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