



25 LINDEN ROAD, NORTHallERTON
NORTH YORKSHIRE, DL6 1HU



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A beautifully presented, 3-bedroom home. Newly renovated to a high specification complete with spacious accommodation, ideally located within a short walk of Northallerton town centre. The property briefly comprises a spacious living room, L shaped kitchen dinner, three bedrooms and family bathroom. There is a generous rear garden and off-street parking.

- Recently renovated to a high standard
- Fully rewired
- Solid Oak staircase with lighting
- Wine Store
- Large Enclosed Rear Garden & Off-Street Parking
- Solid Oak flooring
- Recently fitted Baxi boiler with 10yrs warranty
- High quality premium kitchen

Guide Price £240,000

GET IN TOUCH

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

01609 773004

northallerton@youngsrps.com





DESCRIPTION

This fantastic opportunity offers well-proportioned living space finished to an extremely high standard. a large rear garden and off-street parking. The property is accessed via a composite front door into entrance hallway with window and solid oak stairs with lighting rising to the first floor. To the left is a spacious living room which spans the full depth of the property and enjoys a window to the front and French doors to the rear garden. A door leads into the luxurious L shaped kitchen diner which comprises premium quality matching light grey wall and floor units, contrasting solid wood worktops, tiled marble splash backs, Bosch five ring gas hob with extractor over and a Ceramic Belfast sink under the window facing out to the rear garden. There is an integrated eye level Bosch oven, tall Miele fridge freezer, Bosch washing machine and dishwasher. There is also space for a good-sized dining table, as well as a newly fitted built-in wine store. The whole of the downstairs is complete with solid oak flooring throughout. Upstairs, the landing complete with storage cupboard provides access to three well-proportioned bedrooms, two of which are doubles and the third a spacious single, all with fitted wardrobes. The beautiful modern family bathroom is also generous and comprises a white suite including panel bath, separate shower cubicle, wash hand basin and separate WC. The house is finished with newly installed oak doors throughout.

A door from the kitchen leads out the rear garden which is a fantastic size, laid mainly to lawn and is enclosed in newly established timber fencing. There is an attractive patio area and timber shed located to the rear of the garden. The driveway to the front of the property provides ample off-street parking and also has newly established 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.

SERVICES

Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler (Replaced in 2025, with 10yrs warranty) 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.

TENURE

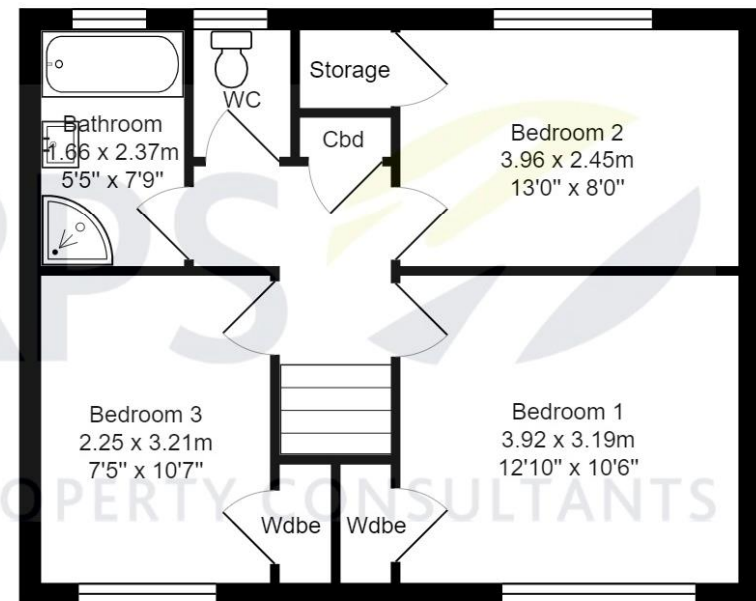
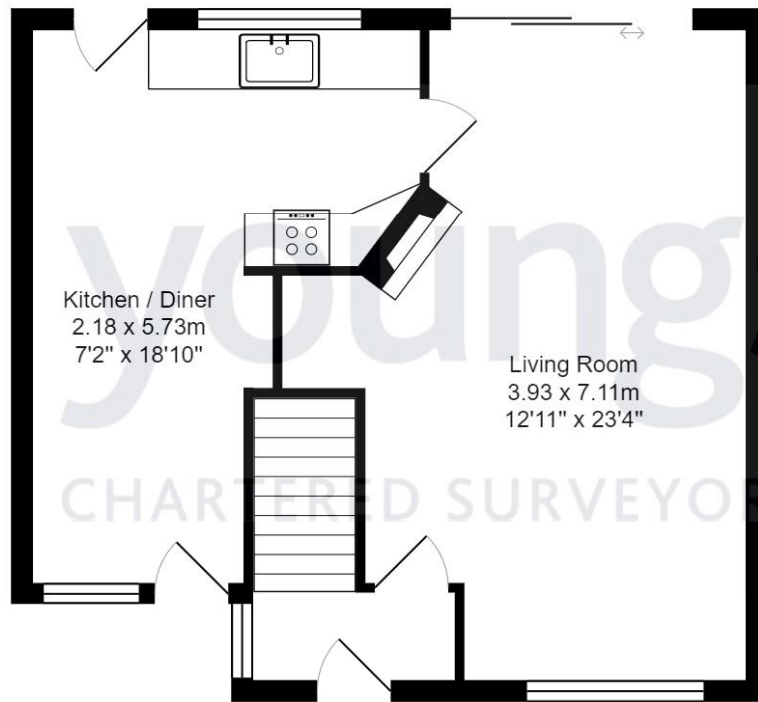
Freehold

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		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



All measurements are approximate and for display purposes only.

www.youngsrps.com
Northallerton 01609 773004



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