



32 GOLDFINCH WAY, NORTHALLERTON  
NORTH YORKSHIRE, DL6 2FT



## 32 GOLDFINCH WAY

Northallerton, North Yorkshire, DL6 2FT

A well-presented and spacious property with excellent accommodation including a modern kitchen dining living room, downstairs WC, two bedrooms and a family bathroom. Externally there is a beautifully landscaped rear garden and off-street parking for two vehicles. Viewing is highly recommended.

- Open plan living accommodation
- Two large double bedrooms
- Beautiful Rear Garden
- Two off-street parking spaces
- Remainder of NHBC warranty

### GET IN TOUCH

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## DESCRIPTION

The property is accessed via a composite front door into a spacious entrance hallway with downstairs WC. A door to the left leads into a generously proportioned kitchen dining living room with window to the front and French doors to the rear garden. The modern kitchen comprises cream wall and floor units, wooden laminate worktops and stainless-steel sink and drainer. There is an integrated electric oven, gas hob with extractor over, fridge freezer, washing machine and dishwasher. Additionally, there is a breakfast bar, stairs rising to the first floor and a storage cupboard.

To the first floor there are two double bedrooms. The master bedroom enjoys a window to the rear, built in wardrobes and an additional storage cupboard. The second bedroom dual windows facing the front of the property. The bedrooms are serviced by the house bathroom with panel bath with shower over, WC and pedestal wash hand basin.

Externally there is a beautifully landscaped rear garden which is laid mainly with gravel and paving, enclosed in timber fencing, there is paved patio area, timber garden shed and timber bar. To the front there is driveway affording one off street parking spaces.



## 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.

## Tenure

The property is freehold.





### **Viewings**

Strictly by appointment only. Please contact the Agent.

### **Charges**

North Yorkshire Council Tax Band C.

There will be a management charge that will come into place however it is N/A currently until the site is finished.

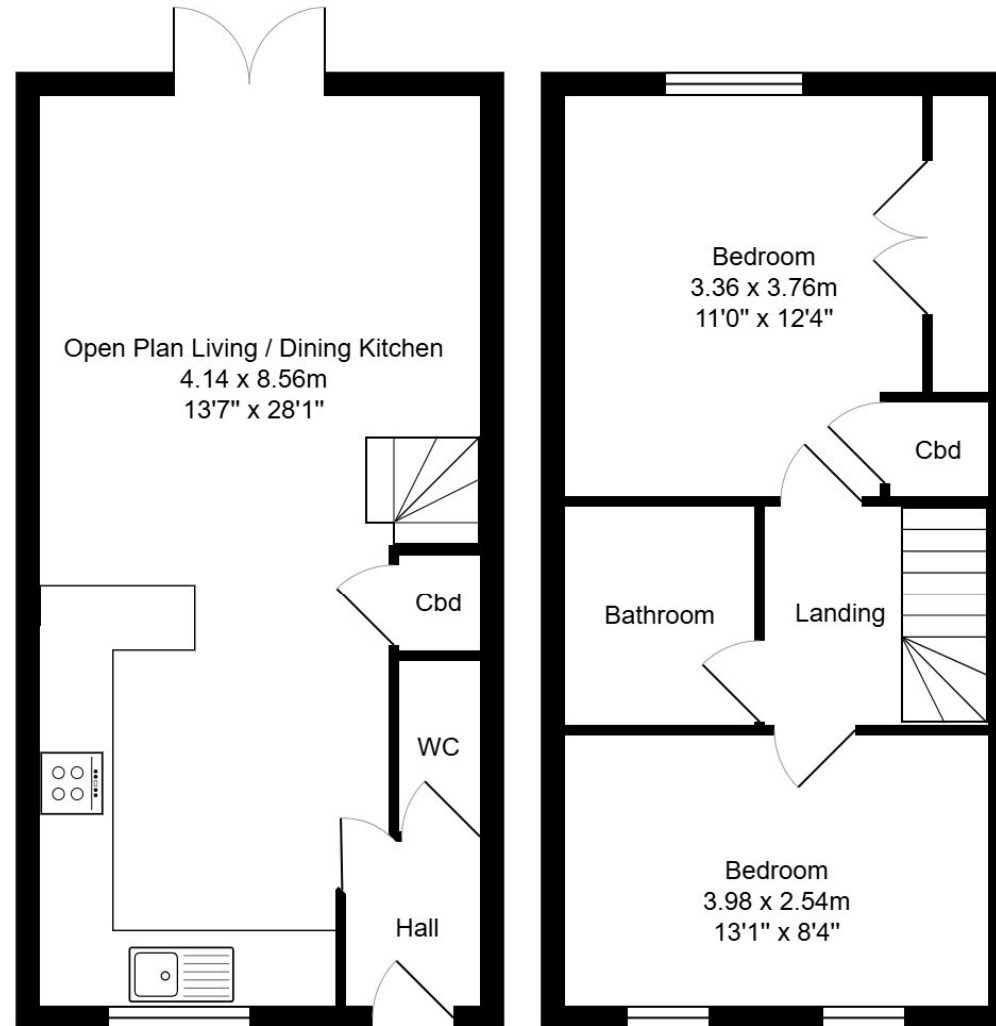
### **Services**

Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water.

### **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](http://www.youngsrps.com)  
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