



3 MAPLE COURT, NORTHALLERTON
NORTH YORKSHIRE, DL7 8WJ



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Northallerton, North Yorkshire, DL7 8WJ

A beautifully presented and extended detached family home located conveniently for Northallerton town centre. The property briefly comprises an entrance hallway, living room, fabulous open plan kitchen/dining/family room, utility, downstairs WC, four bedrooms and two bathrooms. Externally there are landscaped gardens and off street parking. Viewing is highly recommended.

- Beautifully Presented Family Home
- Four DOUBLE Bedrooms with Quality Fitted Wardrobes
- Master Bedroom with Ensuite
- Fabulous Open Plan Living Kitchen
- Off Street Parking
- EPC Rating B

GUIDE PRICE £370,000

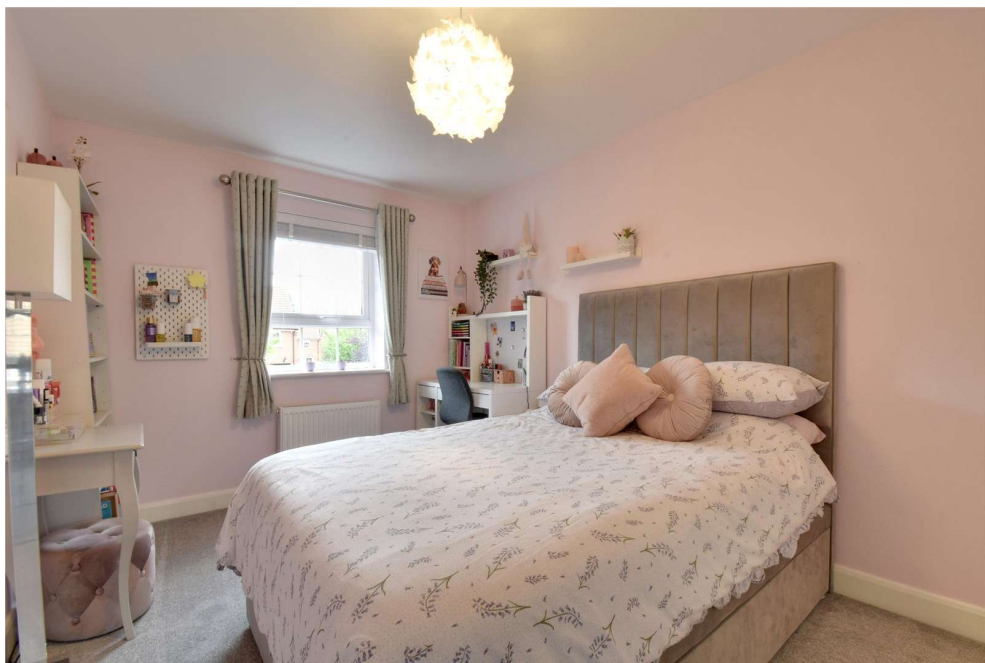
GET IN TOUCH

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DESCRIPTION

Accessed via a robust aluminium-reinforced front door, the property opens into a welcoming entrance hallway featuring a staircase to the first floor, a cloaks cupboard, and a convenient ground floor WC. To the right, a generously proportioned living room benefits from a large bay window to the front, allowing for an abundance of natural light.

To the rear of the property lies a truly impressive open-plan kitchen/dining/family room, ideal for modern living and entertaining. French doors provide direct access to the rear garden, enhancing the sense of space and connection to the outdoors. The contemporary kitchen has been recently upgraded and is fitted with sleek, grey handleless wall and base units, complemented by luxurious Silestone worktops. A five-burner induction hob with extractor hood, 1.5 bowl sink and drainer, and a suite of integrated appliances—including a double eye-level electric oven, microwave, fridge-freezer, and dishwasher—complete this well-appointed space. A stylish breakfast bar with waterfall-edge Silestone worktop provides informal seating for two. The room also accommodates a generous dining area and a relaxed seating space, finished with a modern vertical radiator and integrated storage.

Part of the garage has been thoughtfully converted into a superb utility room, equipped with navy blue wall and base units, compact laminate worktops, an integrated washing machine, and a side access door, also aluminium-reinforced.

The first floor offers four well-proportioned double bedrooms, each featuring high-quality fitted wardrobes. The spacious principal bedroom boasts two front-facing windows, two sets of fitted wardrobes, and a contemporary en suite shower room complete with double shower enclosure, WC, and wash hand basin. The remaining bedrooms are served by a stylish family bathroom, comprising a panelled bath, separate double shower enclosure, WC, and wash hand basin. The landing provides access to a part-boarded loft with pull-down ladder, as well as a practical airing cupboard housing the hot water cylinder.

Externally, the rear garden has been beautifully landscaped and thoughtfully designed for low maintenance, featuring a curved paved patio, artificial lawn, raised timber-decked seating area, and decorative gravel. The space is fully enclosed with timber







fencing and includes external power sockets, a side gate, and a timber storage shed. To the front, a tarmac driveway and decorative gravel area offer off-street parking and lead to the garage store, complete with up-and-over door and an electric vehicle charging point.

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, Charges

The property is freehold. Annual maintenance charge of £127 next due April 2026. North Yorkshire Council Tax Band E.

Services

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

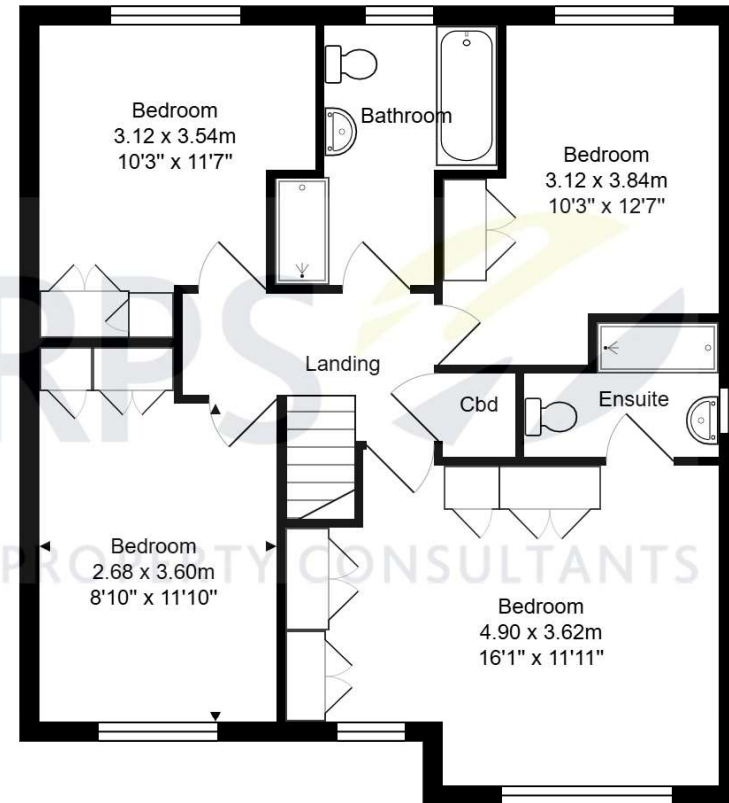
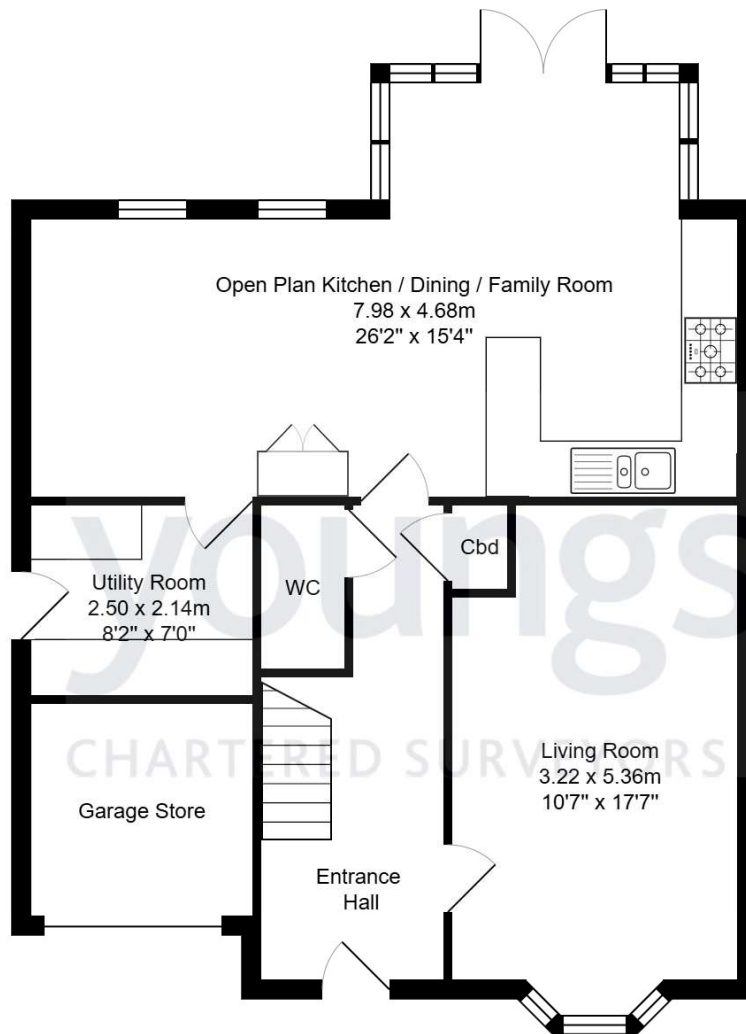
Viewings

Viewings are strictly by appointment. Please contact the agent on 01609 773004.

Agent's Notes

Alarm system fully serviced and in working order. CCTV Cameras in place covering all four corners of the property.

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



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