



12 BRIERLEY PLACE, NORTHALLERTON
NORTH YORKSHIRE, DL6 2FN



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Beautifully presented, immaculate 2 double bedroomed house in a quiet cul-de-sac offering many enhancements to the property since purchase. The open plan kitchen/dining/living room with patio doors to the south west facing garden, is perfect for relaxing or entertaining. Private parking and a peaceful setting, it's ideal for first-time buyers or downsizers.

- Quiet location
- Open plan living accommodation
- Two large double bedrooms
- Attractively landscaped rear garden
- Two off-street parking spaces
- Remainder of NHBC warranty
- EPC Rating B

GUIDE PRICE £205,000

GET IN TOUCH

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DESCRIPTION

Nestled in a peaceful cul-de-sac and built just two years ago, this immaculate, beautifully presented 2-bedroom semi-detached property offers contemporary living with a host of high-end enhancements.

The home features a spacious open-plan living area and a top-of-the-range kitchen complete with modern appliances and sleek finishes—perfect for both everyday living and entertaining. Integrated appliances include a fridge freezer and dishwasher. A cupboard in the entrance hall houses plumbing for a washing machine, space for a tumble drier and also the gas central heating boiler. Additionally, the property enjoys a useful downstairs WC. French doors from the living area allow access to the rear garden.

Upstairs, there are two generously sized bedrooms, including a master with a custom-built wardrobe offering ample storage. The family bathroom is stylishly finished with quality fixtures including bath with shower over, WC and wash hand basin.

Outside, the property boasts a professionally extended patio ideal for alfresco dining and entertaining, as well as a well-maintained garden and large garden shed for extra storage.

Additional highlights include private parking, energy-efficient systems, and a peaceful location that's still within easy reach of local amenities and transport links.

This stunning home is truly turnkey—perfect for first-time buyers, downsizers, or investors looking for a low-maintenance, high-spec property.

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 but a management charge of circa £89 per annum will payable for the maintenance of communal outside space once the development is complete.

Services

Mains drainage, water & electric. Gas central heating.

Charges

North Yorkshire Council Tax Band C.

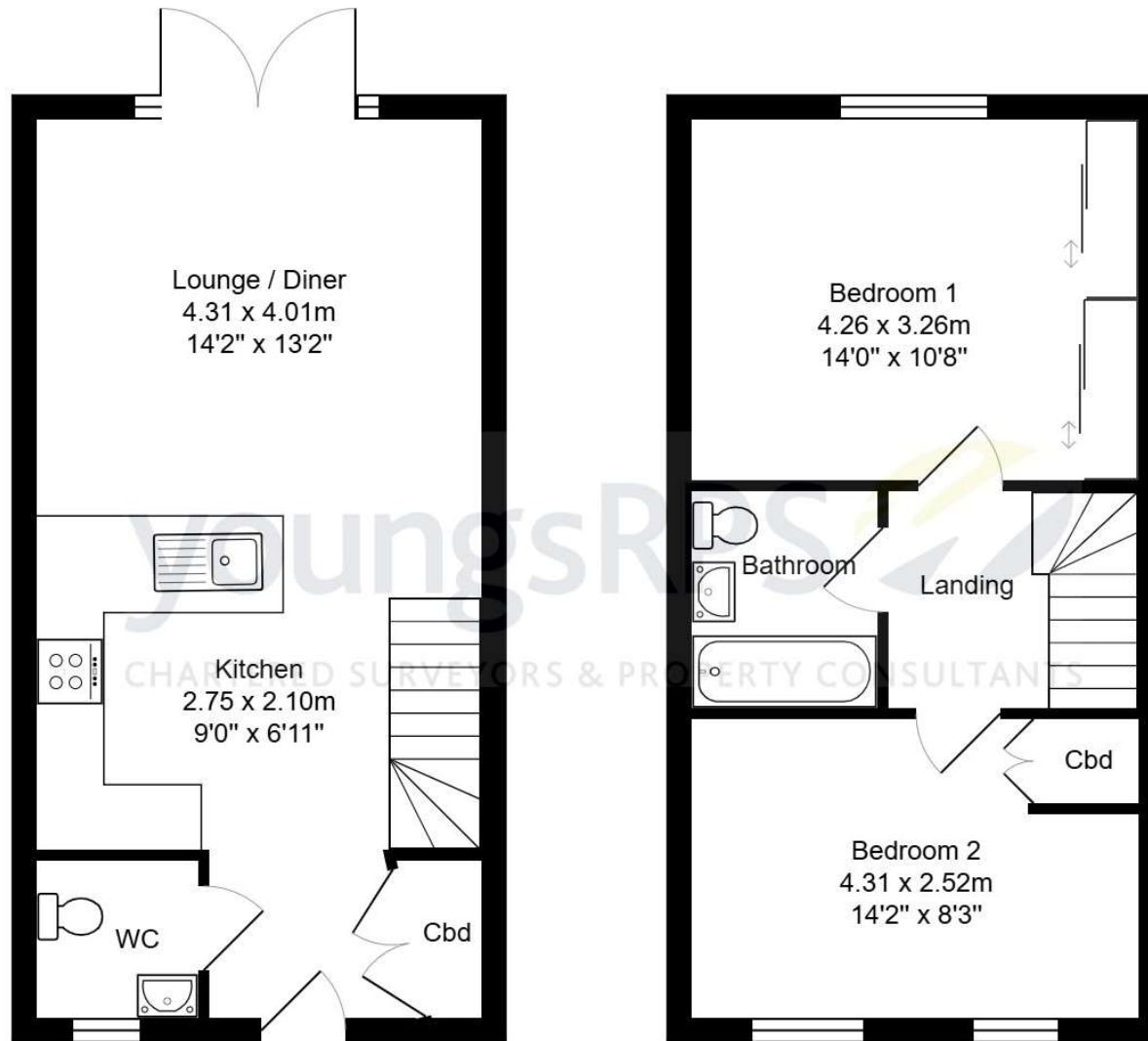
Viewings

By appointment with the Agent. Please call 01609 773004.



Agent's Notes

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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