



2 MAPLE COURT, NORTHALLERTON
NORTH YORKSHIRE, DL7 8WJ



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This beautifully presented family home offers spacious and versatile accommodation, including a bay-fronted living room and an impressive open-plan kitchen, dining and family room with French doors to the landscaped rear garden. The property benefits from a converted utility room, four double bedrooms with a stylish en suite to the principal, and a modern family bathroom. Externally, there is off-street parking, a garage store, and attractive landscaped gardens, making this an ideal home for modern family living.

- Beautifully Presented Family Home
- Four DOUBLE Bedrooms
- Master Bedroom with Ensuite
- Fabulous Open Plan Living Kitchen
- Off Street Parking

GUIDE PRICE £370,000

GET IN TOUCH

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DESCRIPTION

Accessed via a composite 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 is fitted with sleek light grey and blue wall and base units, complemented by laminate worktops. A hob with extractor hood, 1.5 bowl sink and drainer, and a suite of integrated appliances—including a double eye-level electric oven, fridge-freezer and dishwasher—complete this well-appointed space. The room also accommodates a generous dining area and a relaxed seating space.

Part of the garage has been thoughtfully converted into a superb utility room, equipped with light grey wall and base units, laminate worktops, plumbing for a washing machine, and a side access door.

The first floor offers four well-proportioned double bedrooms. The spacious principal bedroom boasts two front-facing windows, 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, electric and light.. There is also 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 lawned area, rubber chippings, paved patio, and raised timber-decked seating area, and decorative gravel. The space is fully enclosed with timber fencing and includes 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.







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

The property is freehold. Annual maintenance charge of £127 next due April 2026.

Services

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

Charges

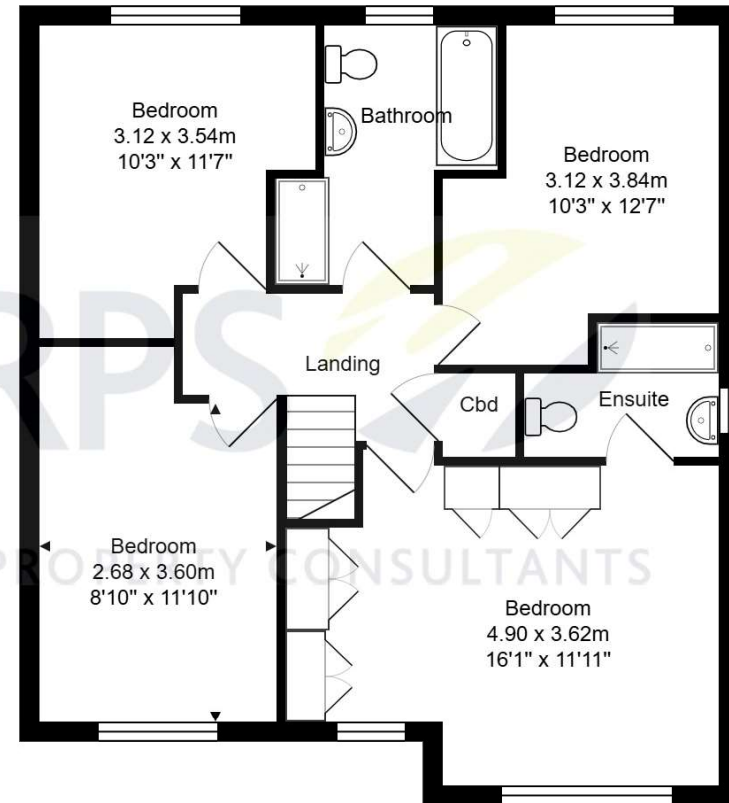
North Yorkshire Council Tax Band E.

Viewings

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



All measurements are approximate and for display purposes only.

www.youngsrps.com
Northallerton 01609 773004



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