



11 BOROUGHBIDGE ROAD, NORTHALLERTON
NORTH YORKSHIRE, DL7 8AX



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This superbly presented 1930s semi-detached home perfectly blends period charm with modern comfort. Situated on the sought-after south side of Northallerton, it offers light, spacious, and versatile accommodation within easy reach of the town centre, train station, and local amenities. The elegant living room features a bay window and polished mahogany fireplace, complemented by a versatile dining room and a bright, well-fitted kitchen with adjoining utility and WC. Upstairs are three well-proportioned bedrooms and a stylish family bathroom. Outside, beautifully maintained gardens provide a peaceful setting with ample space for relaxation, while a detached garage offers secure parking and storage.

- Conveniently Located Semi Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Gardens to Front, Side & Rear
- Detached Single Garage & Off Street Parking
- EPC Rating D

GUIDE PRICE £265,000

GET IN TOUCH

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DESCRIPTION

A superbly presented 1930s semi-detached home, combining period character with modern comfort. This elegant three-bedroom property has been well maintained and offering light, spacious, and versatile accommodation throughout. Occupying a sought-after position on the south side of Northallerton, the property enjoys a peaceful setting within easy walking distance of the town centre, mainline train station, and an excellent range of local amenities.

An inviting hallway leads to the reception rooms. The living room enjoys a large bay window that fills the space with natural light and features an attractive fireplace with polished mahogany surround and marble hearth housing a Living Flame gas fire—a perfect focal point for this elegant and comfortable room, ideal for both relaxation and entertaining. The rear dining room provides a versatile second reception area with pleasant views over the garden; finished in neutral tones with wood laminate flooring, it serves equally well as a family room or formal dining space. The kitchen is bright and well-appointed, fitted with a comprehensive range of modern units and laminate work surfaces, including a stainless steel sink, electric hob and oven with extractor hood, and space for both a dishwasher and fridge-freezer. Dual aspect windows provide excellent natural light and views across the gardens, while a door leads conveniently through to the utility room. A downstairs WC completes the ground floor accommodation.

The first floor offers three well-proportioned bedrooms and a contemporary family bathroom. The principal bedroom is a spacious and well-presented double with fitted wardrobes providing excellent storage, while the second double bedroom also benefits from built-in wardrobes and drawers, enjoying views over the rear garden. The third bedroom is a good-sized single, ideal as a home office or nursery. The modern, fully tiled family bathroom is fitted with a white suite comprising a panelled bath with shower over and glass screen, a separate tiled shower cubicle with Mira electric shower, pedestal wash basin, and WC. A chrome heated towel rail and natural light from a side window complete this attractive space.

Outside, the property is approached via a neatly maintained front garden laid to lawn with mature shrub borders. To the rear, there is a beautifully tended and private garden, offering a tranquil retreat ideal for outdoor dining, entertaining, or simply





relaxing. The gardens extend to the side of the property, providing additional space and versatility. A detached single garage with up-and-over door, lighting, and power offers secure parking and useful storage or workshop potential.

LOCATION

Northallerton is a thriving and historic market town located in the heart of North Yorkshire, offering an exceptional quality of life. As the County Town of North Yorkshire, it provides an excellent range of amenities, including a bustling high street with independent shops, cafés, and national retailers, along with weekly markets that add to its traditional charm.

The town benefits from well-regarded schools, modern healthcare facilities, supermarkets, leisure centres, and a variety of restaurants and public houses.

Northallerton enjoys excellent transport connections, with the East Coast Mainline Railway Station providing direct services to London, Edinburgh, York, and Newcastle, while the nearby A1(M) and A19 trunk roads offer easy access to regional centres including Teesside, Harrogate, York, and Leeds.

Nestled between the Yorkshire Dales and North York Moors National Parks, Northallerton is surrounded by beautiful countryside, providing endless opportunities for walking, cycling, and outdoor recreation.

Offering the perfect blend of town convenience and rural charm, Northallerton is an ideal location for families, professionals, and retirees alike.

Tenure & Charges

The property is Freehold. North Yorkshire Council Tax Band C.

Services

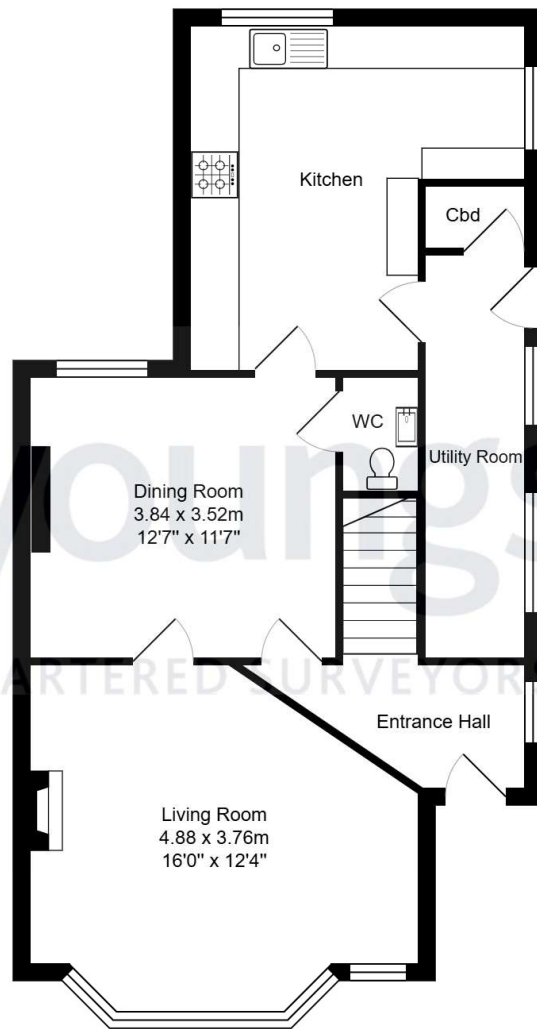
Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water.

Viewings

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

Agent's Notes

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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