



37 AUMALE ROAD, NORTHALLERTON
NORTH YORKSHIRE, DL6 2FH



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Occupying an enviable and private position at the head of a shared driveway, this beautifully presented four-bedroom family home enjoys open countryside views and generous living space throughout. The property features a stunning full-width kitchen diner with integrated appliances and French doors to the rear garden, a bright living room with bay window, a versatile additional reception room, and a ground floor WC/utility. Upstairs are four double bedrooms, including a principal bedroom with en-suite and countryside views, alongside a modern family bathroom. Externally, the home benefits from ample off-street parking, a detached garage with EV charging point, and enclosed front and rear gardens.

- Stunning Family Home
- Open Countryside Views
- Private Cul-De-Sac Location
- Four DOUBLE Bedrooms
- Detached Garage & Driveway
- EPC Rating B

GUIDE PRICE £420,000

GET IN TOUCH

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DESCRIPTION

Occupying an enviable position within the development, set at the head of a shared driveway and enjoying open countryside views, this beautifully presented family home is accessed via a composite front door leading into a welcoming entrance hallway. The hallway features stairs rising to the first floor, useful under-stairs and additional storage cupboard, and limestone-effect tiled flooring which flows seamlessly through to the impressive kitchen diner at the rear of the property.

Spanning the full width of the home, the stunning kitchen diner is a superb social space, enhanced by French doors opening onto the rear garden. The kitchen is fitted with attractive Cranbrook Sage wall and floor units, laminate worktops and a 1½ bowl sink and drainer. Integrated appliances include a fridge freezer, eye-level double electric oven, induction hob with extractor above and a dishwasher. The current owners have also added a generous breakfast bar with contrasting laminate worktop, providing seating for four, alongside ample space for a dining table or additional seating area if desired.



Double doors open into the living room, where a bay window to the front elevation allows natural light to flood the space and frames pleasant views across open space. A further door leads back into the entrance hallway, where an additional reception room is located. Currently used as a home office, this versatile room would also make an ideal playroom or snug. Completing the ground floor is a combined WC and utility room fitted with matching units and worktops, WC, wash hand basin and plumbing for a washing machine.

To the first floor are four well-proportioned double bedrooms, all tastefully decorated and accessed from a spacious landing with airing cupboard and loft access. The principal bedroom enjoys far-reaching open countryside views to the front, along with a bank of fitted wardrobes and a stylish en-suite shower room comprising a large shower enclosure, WC and wash hand basin. The remaining bedrooms are served by the family bathroom, which includes a panelled bath with shower over, WC and wash hand basin.

Externally, the front garden is mainly laid to lawn with a paved pathway leading to the entrance. Positioned at the head of the driveway, the property enjoys a particularly





peaceful and private setting. The driveway provides off-street parking for several vehicles and leads to a detached single garage with up-and-over door, power and lighting, as well as an electric vehicle charging point. The enclosed rear garden is predominantly laid to lawn, with a paved patio area, timber fencing and gated side access, offering an ideal space for outdoor relaxation and entertaining.

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.

Viewings

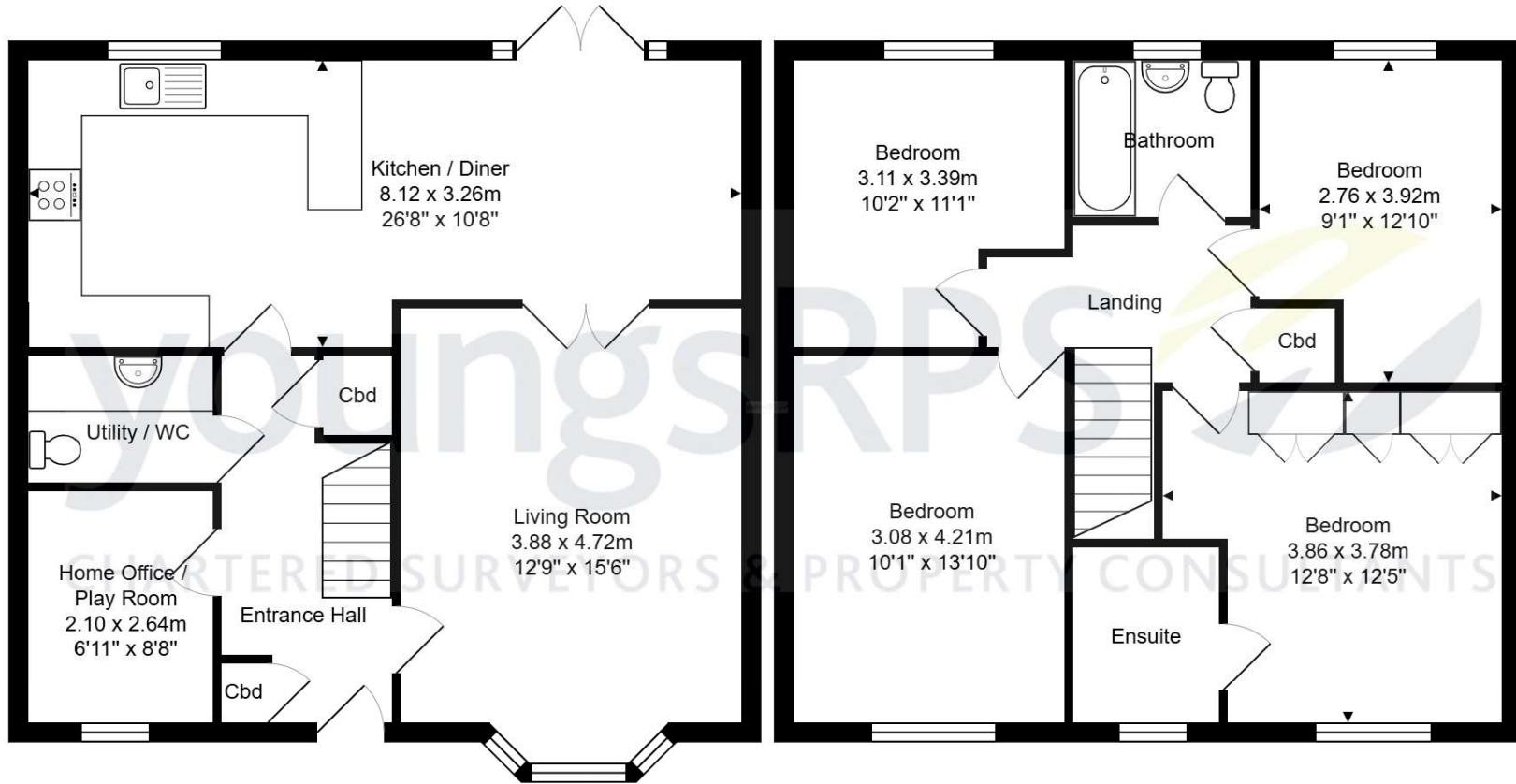
Strictly by appointment only. Please contact the Agent on 01609 773004.

Services, Charges & Tenure

Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water. North Yorkshire Council Tax Band E. The property is Freehold with a management charge of circa £178 per annum is payable for the maintenance of communal outside space.

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



Total Area: 126.1 m² ... 1358 ft²

All measurements are approximate and for display purposes only.

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