



7 FRIARAGE MOUNT, NORTHALLERTON
NORTH YORKSHIRE, DL6 1LW



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Northallerton, North Yorkshire, DL6 1LW

A well-presented and deceptively spacious three bedroom semi-detached house, ideally situated within easy walking distance of Northallerton town centre. The property offers generous accommodation including a spacious sitting room, kitchen/dining room and separate utility room, together with three bedrooms and a boarded loft offering further potential. Outside, there is a generous enclosed rear garden, driveway parking for two vehicles and a garage.

- Spacious Semi Detached House
- Three Bedrooms
- Convenient Location Close to Town Centre
- Generous Rear Garden
- Off Street Parking & Garage
- Boarded Loft with Potential for Conversion (STC)

GUIDE PRICE £250,000

GET IN TOUCH

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DESCRIPTION

This well-presented and deceptively spacious three bedroom semi-detached house occupies a particularly convenient position within easy walking distance of Northallerton town centre and the wide range of amenities on offer. The property provides well-proportioned accommodation arranged over two floors, together with a generous enclosed rear garden, off-street parking and garage.

The accommodation includes an entrance hall with stairs rising to the first floor and useful under-stairs storage. The spacious sitting room extends across the rear of the property and features a walk-in bay window with glazed side panels and French doors, together with a feature chimney breast housing an inset gas fire. To the front is a well-appointed kitchen/dining room, fitted with a range of wall and base units, tiled splashbacks and flooring, integrated fridge and dishwasher and space for a cooker. The generous bay window incorporates useful seating and there is ample space for a dining table and chairs.

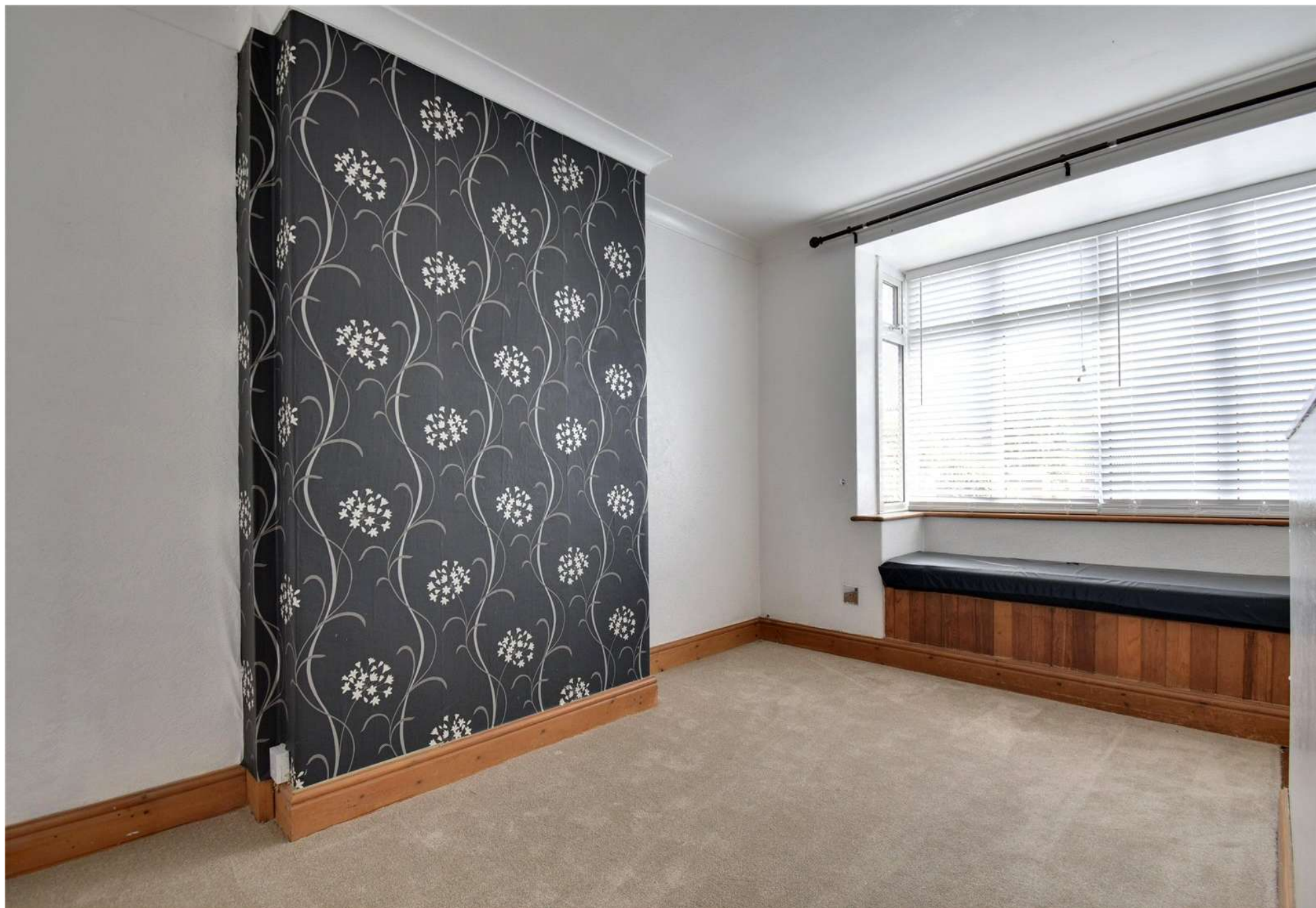
A separate utility room provides further wall and base storage, space and plumbing for a washing machine and tumble dryer, together with a door providing access to the outside. There is also a useful additional entrance area with access to the garage.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from a walk-in bay window and an excellent range of fitted wardrobes and bedroom furniture. The second bedroom also benefits from fitted wardrobe storage, whilst the third bedroom provides useful additional accommodation. The bedrooms are served by the family bathroom, which has a white suite comprising panelled bath, wash hand basin and WC, together with part-tiled walls and tiled flooring.

The loft is boarded and provides excellent additional storage space, with potential for conversion to provide further accommodation, subject to the necessary building regulations and consents.

To the front of the property is a smart block-paved driveway providing off-street parking for two vehicles and access to the garage.

The generous enclosed rear garden is a particular feature of the property,





incorporating a decked area immediately adjoining the house, a further paved seating area, lawn and gravelled section. The garden provides a good degree of privacy and offers plenty of space for outdoor seating, entertaining and family use.

The attached garage has an up-and-over door, window, power and lighting, together with plumbing for a washing machine.

LOCATION

Situated in the popular market town of Northallerton, this property is within walking distance of the wide range of facilities and amenities the town has to offer. It is well placed for both primary and secondary schooling. Northallerton is a thriving town, home to a weekly market that has been running since it was first chartered in 1200. The bustling High Street offers a mix of independent businesses, including delicatessens, greengrocers, and department stores, alongside well-known national retailers. Residents can also enjoy a variety of leisure facilities such as sports clubs, restaurants, pubs, a theatre, bowling alley, and cinema.

Ideally positioned between the Yorkshire Dales National Park and the North York Moors National Park, Northallerton is perfectly located for those who enjoy both countryside and city life. Excellent road and rail links provide convenient access to Darlington, Newcastle, York, Leeds, and beyond, making it an ideal location for commuters as well as those seeking a vibrant yet scenic place to live.

Viewings

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

Charges

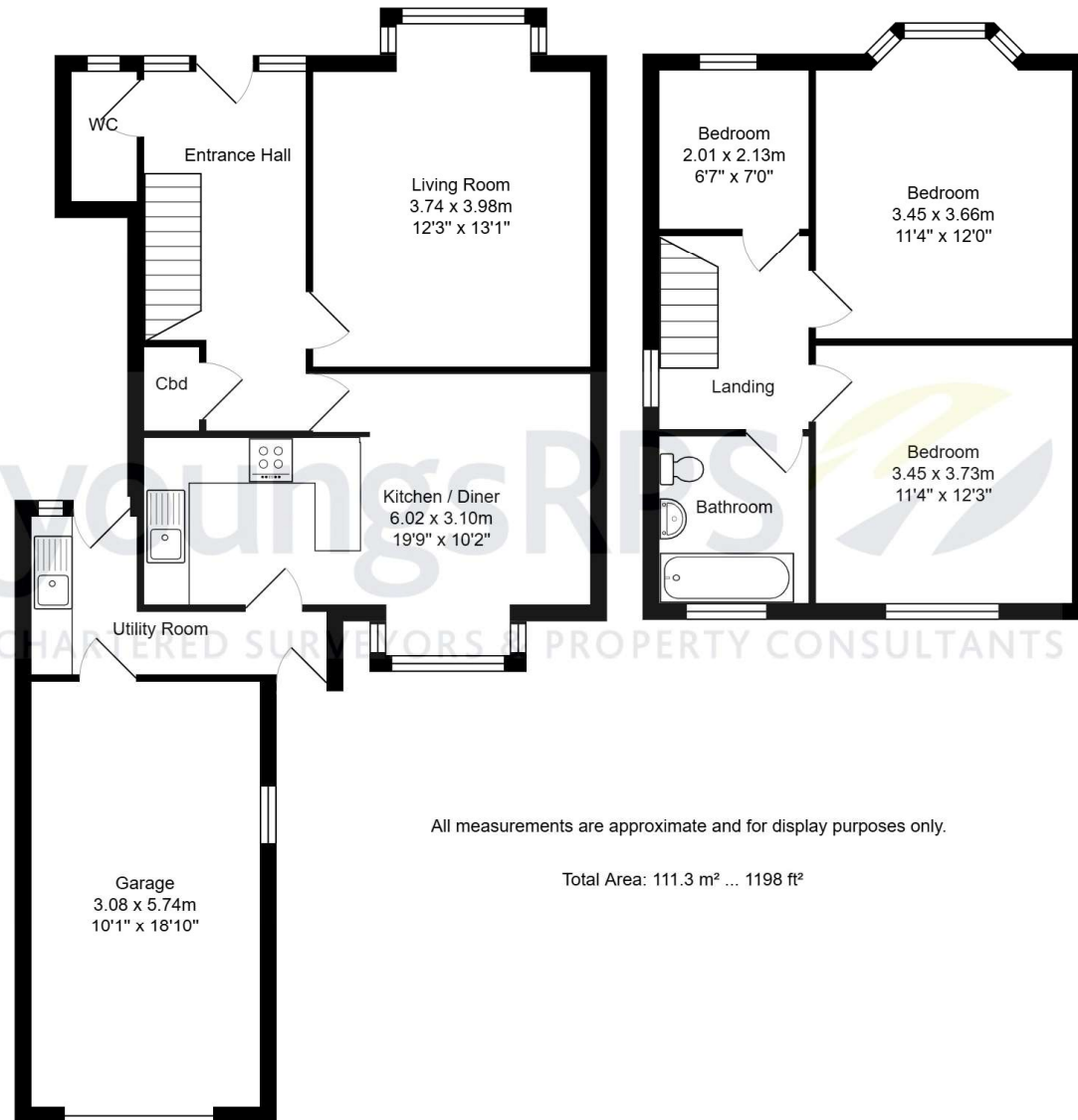
North Yorkshire Council Tax Band C.

Services

Mains drainage, water & electric. Gas central heating. The property further benefits from solar panels which are owned outright.

Tenure

The property is Freehold.



www.youngsrps.com
Northallerton 01609 773004



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