



45 QUAKER LANE  
NORTHALLERTON, DL6 1EE





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This well-presented four-bedroom home enjoys an attractive outlook over a green space and is conveniently located close to Northallerton town centre. The accommodation includes a spacious kitchen/diner with French doors to the rear garden and a characterful living room with log-burning stove, along with front and rear gardens and the benefit of off-street parking.

- Mid Terraced Family Home
- Recently Renovated
- Four Bedrooms
- Two Bathrooms
- Open Aspect to Front
- Gardens & Off Street Parking
- EPC Rating D

**ASKING PRICE £275,000**

### GET IN TOUCH

youngsRPS, 80-81 High Street, Northallerton, DL7 8EG

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northallerton@youngsrps.com





### DESCRIPTION

This attractive and well-presented four-bedroom property enjoys a pleasant outlook to the front over an attractive green space and is conveniently located just a short distance from Northallerton's town centre, offering a blend of character, modern updates and everyday practicality.

The accommodation opens into a bright entrance hallway, leading through to a spacious kitchen/diner fitted with modern units and integrated appliances, with ample space for freestanding furniture. French doors provide access to the rear garden, creating a light and sociable space ideal for both family life and entertaining. A door leads to a useful ground floor shower room as well as a large under-stairs storage cupboard.

The living room is a particular feature of the home, showcasing an open wooden staircase, exposed brick chimney breast and a log-burning stove, creating a warm and welcoming atmosphere. The room has recently benefited from a newly fitted carpet and offers generous proportions for both seating and dining areas.

To the first floor, the principal bedroom enjoys views over the rear garden and provides ample space for bedroom furniture. The remaining bedrooms are well-proportioned and finished with new carpets and neutral décor, offering flexible accommodation suitable for family use, guests or home working. The bathroom is fitted with a contemporary suite.

Externally, the property benefits from a neat front garden, a generous rear garden ideal for outdoor enjoyment, and the added advantage of off-street parking, a notable feature for such a central location.

### 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.

#### **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 C.

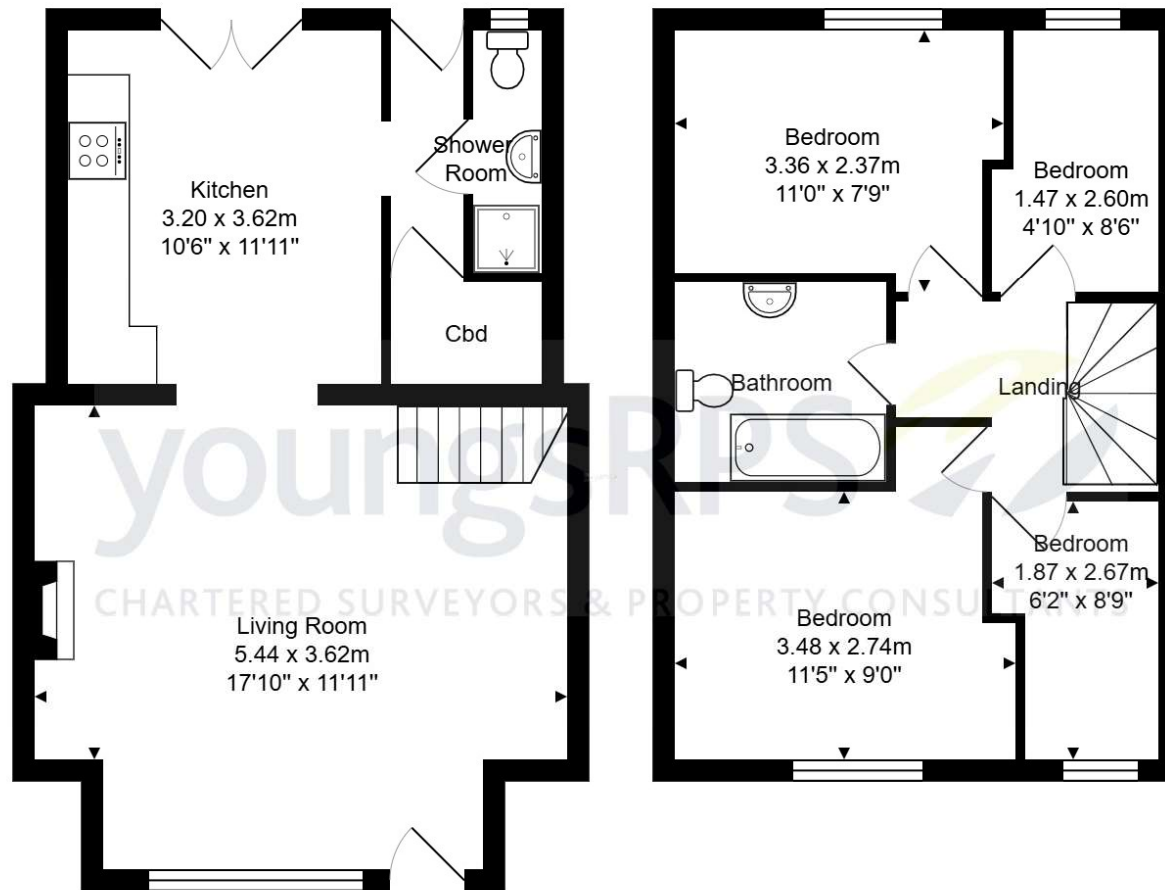
#### **Viewings**

Strictly by appointment only. 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.





Total Area: 83.9 m<sup>2</sup> ... 903 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

[www.youngsrps.com](http://www.youngsrps.com)  
Northallerton 01609 773004



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