



12 GRENADIER DRIVE, NORTHALLERTON
NORTH YORKSHIRE, DL6 1SB



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Northallerton, North Yorkshire, DL6 1SB

Situated in a highly sought-after south side location of Northallerton, at the head of a quiet cul-de-sac and within walking distance of the town centre, this impressive family home offers both privacy and convenience. Beautifully presented throughout, it features a stylish living room, versatile second reception room, and an open-plan dining kitchen with utility room. Upstairs are four generous double bedrooms, including a principal suite with en-suite and fitted wardrobes, plus a modern family bathroom. Externally, the property offers ample driveway parking, a detached double garage with workshop, and a landscaped rear garden ideal for entertaining.

- Beautifully Presented Family Home
- Sought After Location with Views to the Front
- Four Bedrooms
- Three Reception Rooms
- Double Garage, Workshop & Off Street Parking
- EPC Rating D

GUIDE PRICE £495,000

GET IN TOUCH

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

01609 773004

northallerton@youngsrps.com





DESCRIPTION

Situated within a highly sought-after residential area on the south side of Northallerton, and occupying a desirable position at the head of a quiet cul-de-sac, this impressive family home enjoys both privacy and convenience, being within easy walking distance of the town centre.

The property is accessed via a composite front door into an entrance porch, which in turn leads into a beautifully presented living room. This elegant space features stunning herringbone LVT flooring, a bay window to the front elevation, a wall-mounted electric fireplace, and oak stairs rising to the first floor. To the right, a versatile reception room provides an ideal home office or playroom, with a window overlooking the front.

An opening from the living room leads through to a bright and airy dining room, with French doors opening onto the rear garden, creating an excellent space for both everyday family living and entertaining. The dining room provides access to the kitchen, which is fitted with a range of white wall and base units complemented by laminate worktops and a stainless steel sink and drainer. Additional features include a breakfast bar seating area, integrated fridge, and a freestanding Rangemaster electric oven with gas hob and extractor over. A window and door provide access to and views over the rear garden.

Leading from the kitchen is a useful utility room, fitted with matching units and worktops, with plumbing for both a washing machine and dishwasher, and a door to the side elevation. Further doors from the kitchen provide access to a useful understairs storage cupboard and a ground floor WC.

To the first floor, there are four well-proportioned bedrooms, all capable of accommodating a double bed, with three benefiting from fitted wardrobes. The principal bedroom is particularly impressive, featuring a range of fitted wardrobes and a bay window to the front offering far-reaching views. It also benefits from an en-suite shower room, comprising a shower enclosure, WC, and wash hand basin set within a vanity unit. The remaining bedrooms are served by a family bathroom, fitted with a bath with shower over, WC, and wash hand basin.





Externally, the front garden is predominantly laid to lawn, complemented by mature shrub and planted borders, with a paved pathway leading to the front door. A long tarmac driveway provides ample off-street parking for several vehicles and leads to a detached double garage with up-and-over doors, power and lighting.

The rear garden has been attractively landscaped to offer a variety of outdoor spaces, including timber decking, a paved patio area, lawn, and an additional seating area set on decorative gravel. The garden is fully enclosed by timber fencing with gated side access. In addition, there is a large workshop/timber shed attached to the garage, providing excellent additional storage or workspace.

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.

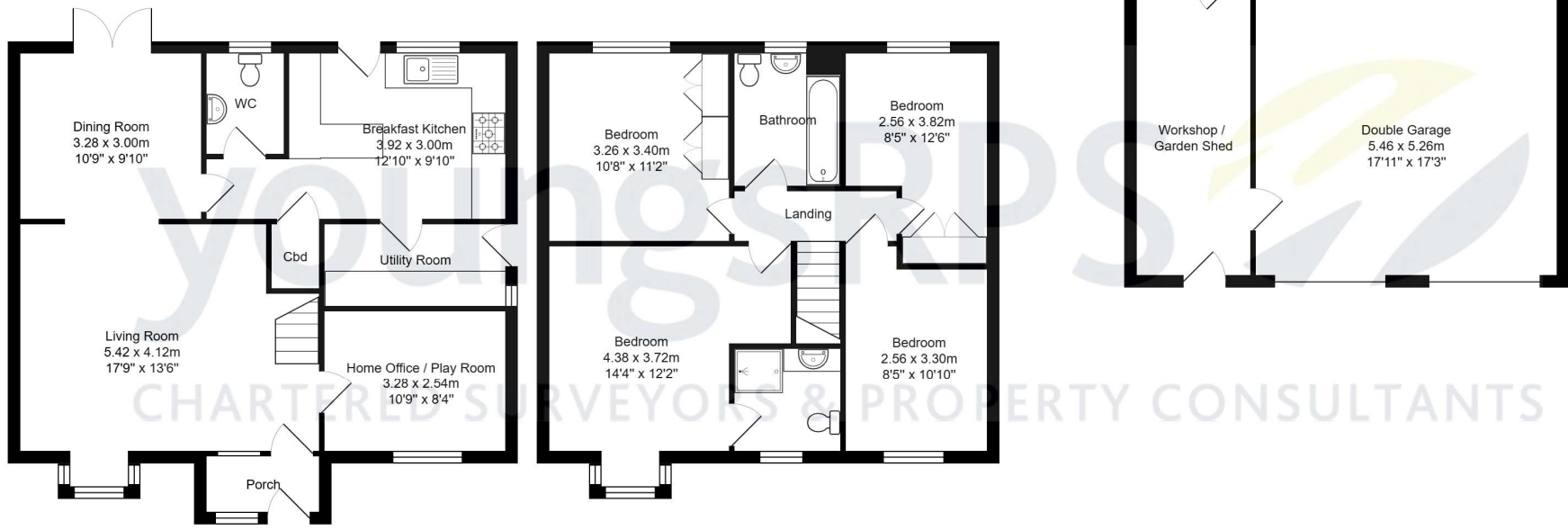
TENURE, CHARGES & SERVICES

The property is Freehold. There is an annual Estate Charge of approx £65 per annum for maintenance of the green space. North Yorkshire Council Tax Band E. Mains electricity, water and drainage are connected. Gas central heating to radiators and also supplying hot water.

VIEWINGS

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





Total Area: 155.9 m² ... 1679 ft²

All measurements are approximate and for display purposes only.

www.youngsrps.com
Northallerton 01609 773004



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