



11 HEDGEHOG WAY, NORTHALLERTON
NORTH YORKSHIRE, DL6 2FZ



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Northallerton, North Yorkshire, DL6 2FZ

A beautifully presented three-bedroom home occupying a desirable corner plot, offering spacious and modern family accommodation. Featuring a generous living room with media wall and French doors, stylish kitchen diner, utility room, downstairs WC, principal bedroom with en-suite, enclosed rear garden, garage and driveway parking.

- Detached Family Home
- Three Bedrooms
- Envious Corner Plot
- Modern Interiors
- Low Maintenance Gardens
- Off Street Parking & Single Garage
- EPC Rating B

GUIDE PRICE £290,000

GET IN TOUCH

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DESCRIPTION

Occupying a desirable corner plot, this beautifully presented three-bedroom home offers spacious and thoughtfully arranged accommodation, ideal for modern family living. The property combines stylish interiors with practical features throughout, including a contemporary kitchen diner, utility room, en-suite facilities and excellent outdoor space.

The property is entered via a composite front door into a welcoming entrance hallway, providing access to the main living accommodation, a useful under-stairs storage cupboard and stairs rising to the first floor. To the right is a generous living room, featuring a front-facing window and French doors opening onto the rear garden, allowing plenty of natural light to flow through the space. A recently fitted media wall provides an attractive focal point to the room.

To the left of the hallway is the stylish kitchen diner, fitted with a range of forest-green wall and floor units complemented by laminate wood-effect worktops, a granite composite sink and drainer, electric oven, gas hob with extractor over, and space for a tall fridge freezer. There is also plumbing for a dishwasher and ample space for a dining table, making this a sociable and practical family space. A door leads through to the useful utility room, which benefits from matching units, plumbing for a washing machine and an external door, along with access to the convenient downstairs WC.

To the first floor, the landing provides access to three well-proportioned bedrooms and a further useful storage cupboard. The principal bedroom benefits from a modern en-suite shower room, while the remaining bedrooms are served by the contemporary family bathroom, comprising a panelled bath, pedestal wash hand basin and WC.

Externally, the property enjoys a low-maintenance enclosed rear garden, featuring a lawned area, patio seating space and paved pathway leading to a rear gate, providing access to the single garage and driveway parking. The corner plot position provides additional garden space to the front and side, laid mainly to lawn and enclosed by low timber fencing, creating an attractive setting for the home.

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.

Tenure

The property is Freehold but a management charge of circa £90 per annum is payable for the maintenance of communal outside space.

Services

Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water. Solar panels are connected and owned outright by the current owners.

EV Charger fitted.

Charges

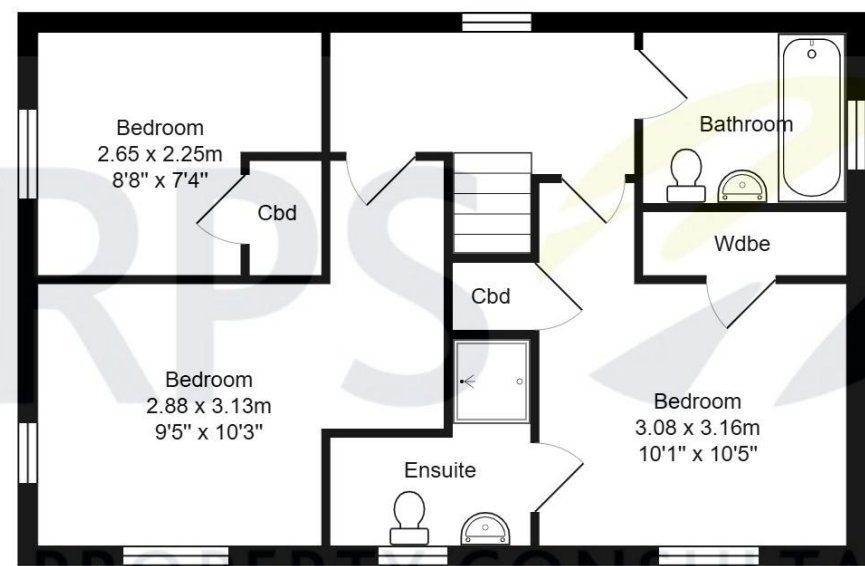
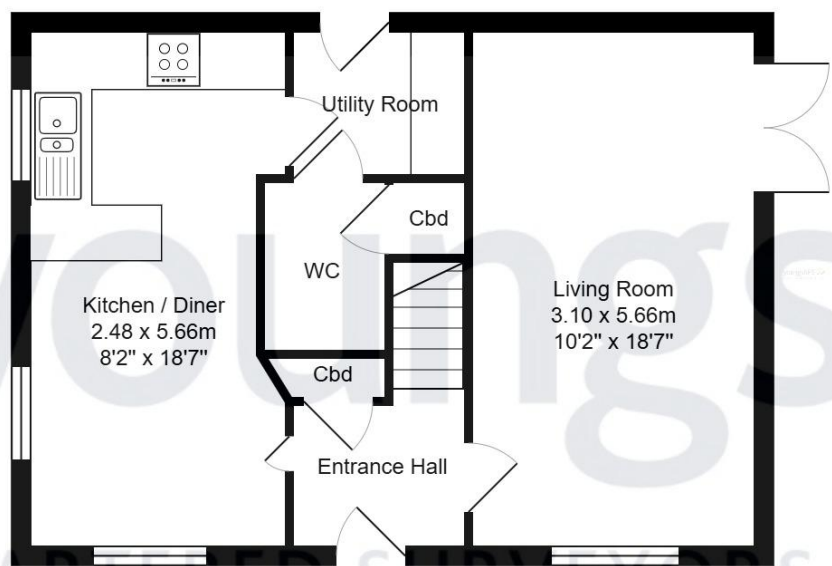
North Yorkshire Council Tax Band D.

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.



All measurements are approximate and for display purposes only.

www.youngsrps.com
Northallerton 01609 773004



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