



37 CARMELITE CLOSE, NORTHALLERTON  
NORTH YORKSHIRE, DL6 2FP



# 37 CARMELITE CLOSE

Northallerton, North Yorkshire, DL6 2FP

An excellent opportunity to purchase this beautifully presented home, ideal for first-time buyers or investors. The property offers well-proportioned accommodation, including a stylish open-plan kitchen, dining, and living area, a downstairs WC, two good-sized bedrooms, and a modern family bathroom. Outside, there is an attractive rear garden, along with off-street parking. Viewing is highly recommended.

- End Terrace Home
- Open Plan Living
- Two Bedrooms
- Attractive Rear Garden
- Off Street Parking

**GUIDE PRICE £195,000**

## GET IN TOUCH

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## DESCRIPTION

Situated just a short walk from Northallerton town centre, this well-presented home offers comfortable and modern living, ideal for first-time buyers or those looking to downsize.

The property opens into a welcoming entrance vestibule, with a useful utility cupboard housing the gas central heating boiler and plumbing for a washing machine. A spacious ground floor WC also provides handy cloakroom storage.

The ground floor has an open-plan layout, featuring a kitchen area fitted with a range of white wall and base units, an electric oven with gas hob, and a matt grey sink. There is plenty of space for dining, and the sitting area benefits from French doors that lead out to the rear garden.

Upstairs, a return staircase leads to a landing with loft access. There are two double bedrooms, including a second bedroom with a useful over-stairs storage cupboard. The bathroom is fitted with a panelled bath and shower over, a pedestal wash hand basin, and a WC.

Externally, the rear garden is mainly laid to lawn with a paved patio area and is enclosed by timber fencing, with a gate providing access to the front. To the front of the property, a tarmac driveway offers off-street parking for two vehicles.

A great opportunity to purchase a modern home in a convenient location. Early viewing is recommended.

## 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.

#### **Charges**

North Yorkshire Council Tax Band B.

#### **Tenure**

The property is Freehold but a management charge is payable for the maintenance of communal outside space.

#### **Services**

Mains drainage, water & electric. Gas central heating.

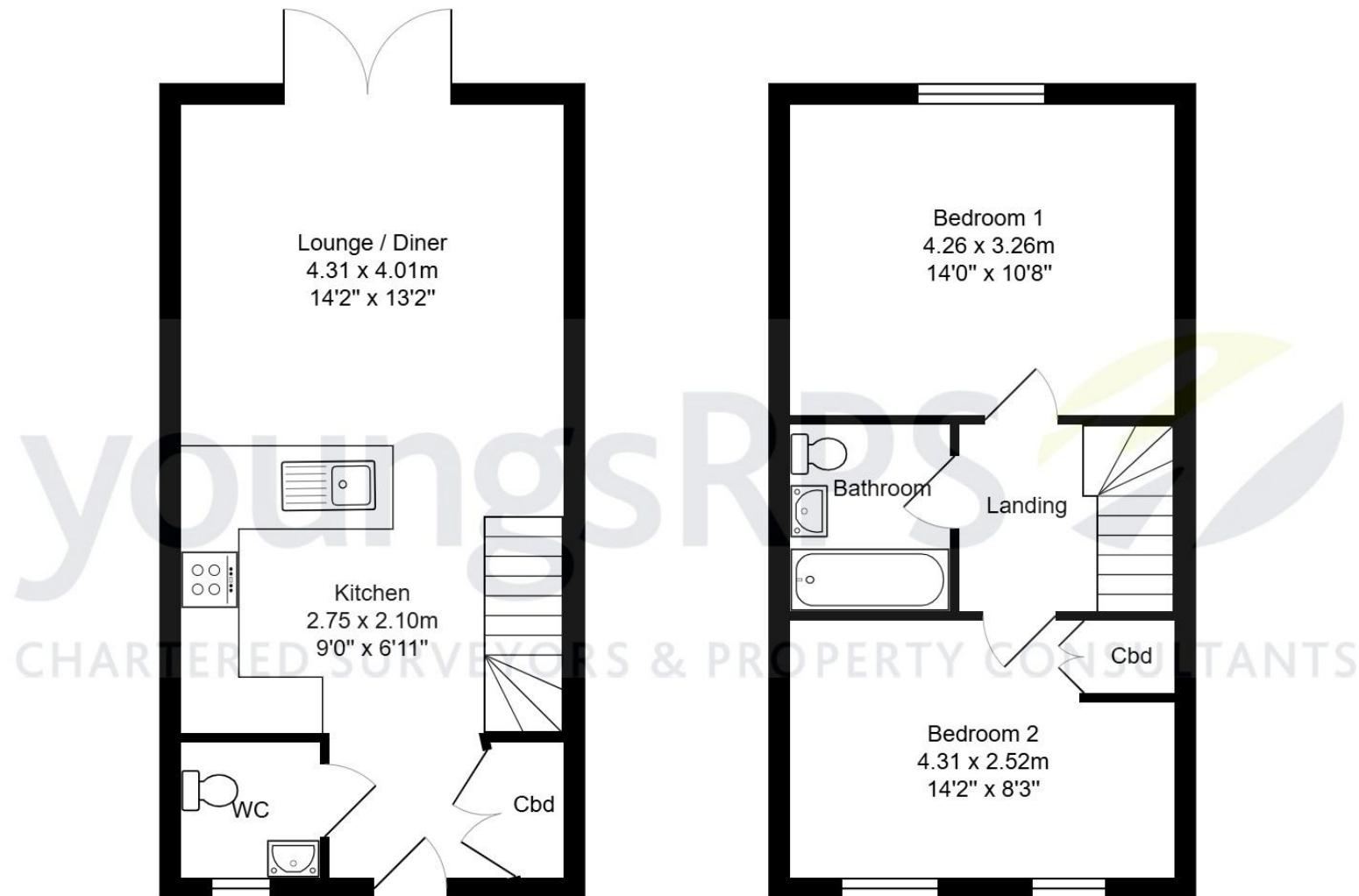
#### **Viewings**

Strictly by appointment only. Please contact the agent.

#### **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**  
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