



19 HAMBLETON AVENUE, NORTHALLERTON
NORTH YORKSHIRE, DL7 8SW



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A well-presented three-bedroom 1930s semi-detached home occupying a highly sought-after position on the south side of Northallerton, enjoying attractive views over the cricket ground. The property offers spacious and well-proportioned accommodation with an extended breakfast kitchen, two reception rooms and attractive gardens, while also providing an excellent opportunity for some general modernisation. Ideally located within easy walking distance of the town centre, mainline railway station and a wide range of local amenities.

- Conveniently Located Semi Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Gardens overlooking Cricket ground
- Single Garage & Off Street Parking
- EPC Rating D

GUIDE PRICE £265,000

GET IN TOUCH

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

01609 773004

northallerton@youngsrps.com





DESCRIPTION

A well-presented 1930s semi-detached home offering spacious accommodation and requiring some general modernisation. Occupying a highly sought-after position on the south side of Northallerton, the property enjoys a peaceful outlook overlooking the cricket ground and is within easy walking distance of the town centre, mainline railway station and an excellent range of local amenities.

The property is entered via a welcoming hallway. To the right is a bright and airy living room featuring a bay window to the front elevation. A second reception room is situated to the rear and is generously proportioned, with a large bay window, feature fireplace and ample space for both a dining table and chairs as well as a comfortable seating area.

The extended breakfast kitchen is fitted with a range of beech-coloured wall and base units with laminate work surfaces, incorporating a gas hob with extractor above and electric oven. There is an integrated dishwasher, plumbing for a washing machine and space for a tall fridge freezer.

To the first floor are three well-proportioned bedrooms, two of which are doubles with fitted wardrobes, while the third is a spacious single. The bathroom comprises a walk-in shower enclosure, WC and wash hand basin set within a vanity unit.

Externally, the front garden is laid mainly to decorative gravel with low stone walling and mature shrubs. A tarmac driveway to the side of the property provides off-street parking and leads to a single garage with up-and-over door, electric power and lighting.

The rear garden is predominantly laid to lawn and features a paved patio area, decorative gravel section and well-established plants and shrubs. A low fence to the rear allows attractive views across the adjacent cricket pitch.

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.

Viewings

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

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.

Tenure

The property is Freehold.

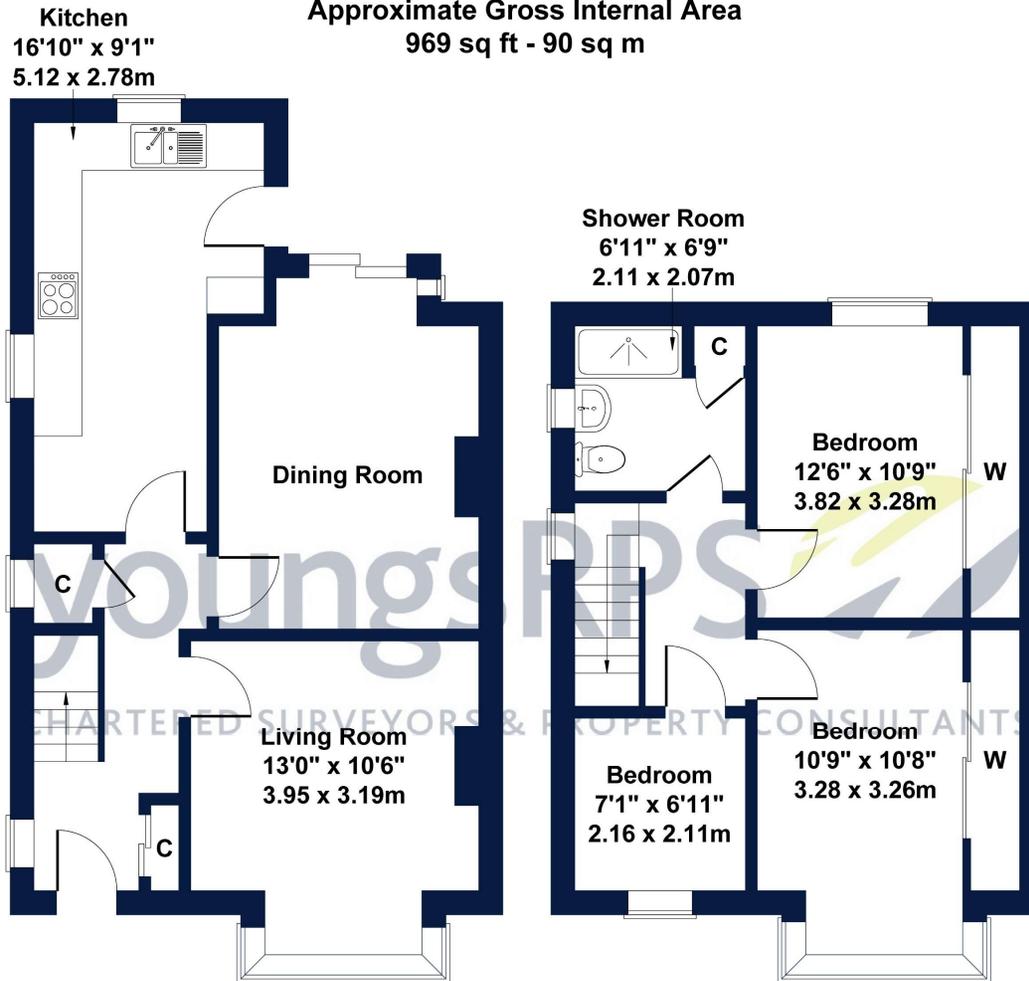
Agent's Notes

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



19 Hambleton Avenue, Northallerton, DL7 8SW

Approximate Gross Internal Area
969 sq ft - 90 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

www.youngsrps.com
Northallerton 01609 773004



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