



3 HOWDEN ROAD, NORTHALLERTON  
NORTH YORKSHIRE, DL7 8JA







## 3 HOWDEN ROAD

Northallerton, North Yorkshire, DL7 8JA

This fully refurbished property offers well-presented accommodation including a spacious living room with conservatory, a modern fitted kitchen, two double bedrooms and a contemporary bathroom. Externally, the property benefits from front and rear gardens, a long driveway providing ample off-street parking, and a single garage with electric door, power and lighting, making it an attractive and ready-to-move-into home.

- Newly Refurbished Semi-Detached Bungalow
- Two Double Bedrooms
- Modern Kitchen & Bathroom
- Stunning Conservatory
- Off Street Parking & Single Garage

**GUIDE PRICE £259,000**

### GET IN TOUCH

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

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## DESCRIPTION

The property has been fully refurbished by the current owners to include a new kitchen, bathroom, carpets and full redecoration throughout. An entrance porch leads into a welcoming hallway which benefits from a useful storage cupboard.

To the left is a spacious living room featuring a large front-facing window and sliding doors opening into a generously proportioned conservatory, which enjoys pleasant views over the rear garden.

The modern kitchen comprises a range of light grey wall and base units with wood-effect laminate worktops, sink and drainer. Integrated appliances include an electric oven with hob and extractor over, fridge, freezer and washing machine.

There are two well-proportioned double bedrooms, together with a newly installed bathroom fitted with a contemporary white suite, including a panelled bath with shower over, WC and wash hand basin set within a vanity unit.

Externally, the front garden is laid mainly to lawn with a hedge boundary providing a good degree of privacy. A long tarmac driveway offers ample off-street parking and leads to a single garage with electric door, power and lighting. The private rear garden is laid to paving with a lawned area and established shrubs and plants, all enclosed by timber fencing.

## 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.

**Services**

Gas central heating, mains electricity, water & drainage.

**Charges**

North Yorkshire Council Tax Band C.

**Viewings**

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

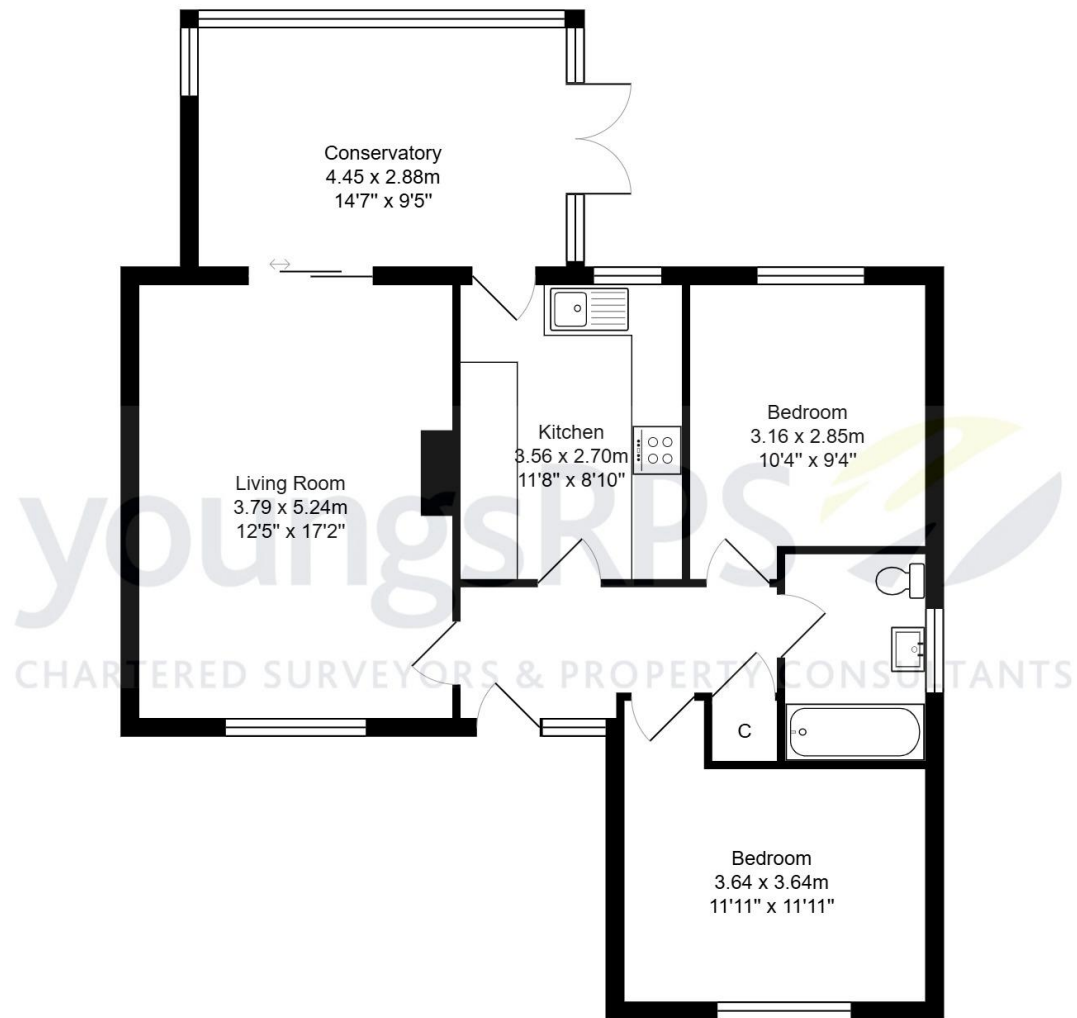
**Tenure**

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.





Total Area: 75.6 m<sup>2</sup> ... 814 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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