



9 ST. CHRISTOPHER CLOSE, NORTHALLERTON  
NORTH YORKSHIRE, DL7 8YT





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Northallerton, North Yorkshire, DL7 8YT

A thoughtfully extended family home situated in a quiet cul-de-sac, within easy walking distance of local primary schools, the train station and Northallerton town centre. The property offers well-proportioned accommodation including a modern kitchen with breakfast bar, spacious living room opening into a garden room with countryside views, three bedrooms, and two bathrooms. Externally, there is off-street parking to the front and an enclosed rear garden enjoying open field views.

- EXTENDED Semi Detached Home
- Three Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Field Views to the Rear
- Off Street Parking
- EPC Rating TBC

**OFFERS IN THE REGION OF £265,000**

### GET IN TOUCH

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

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## DESCRIPTION

This thoughtfully extended family home is situated in a quiet cul-de-sac, conveniently located within a short walk of local primary schools, the train station and Northallerton town centre.

The property is entered via a welcoming entrance hallway with a side window providing natural light and stairs rising to the first floor. To the left is a generously proportioned kitchen fitted with light grey gloss wall and base units, laminate worktops, a sink with drainer and under floor heating. Integrated appliances include a gas hob with extractor over, double electric oven, microwave, dishwasher and full height fridge, along with a useful under-stairs storage cupboard. A breakfast bar offers additional storage and provides an attractive seating area.

Double doors open into a spacious living room with a side window and an opening into the garden room, which features French doors leading out to the rear garden and enjoys open field views beyond. A further door leads to a practical utility room fitted with cream wall and base units, a sink with drainer, plumbing for a washing machine and space for a tumble dryer, with French doors also opening onto the rear garden. Completing the ground floor is a modern shower room comprising a large shower enclosure, WC and wash hand basin with vanity unit, providing a useful second bathroom facility.

To the first floor are three well-proportioned bedrooms, including two doubles with fitted wardrobes and a single bedroom with a storage cupboard. The family bathroom is fitted with a panelled bath with shower over, WC, wash hand basin with vanity unit and benefits from underfloor heating and heated mirrors.

Externally, the front of the property features a lawned garden with mature shrubs and a driveway providing off-street parking. The rear garden is mainly laid to lawn, enclosed by timber fencing and benefits from attractive open countryside views to the rear.

## 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**

The property is Freehold.

#### **Charges**

North Yorkshire Council Tax Band C.

#### **Viewings**

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

#### **Services**

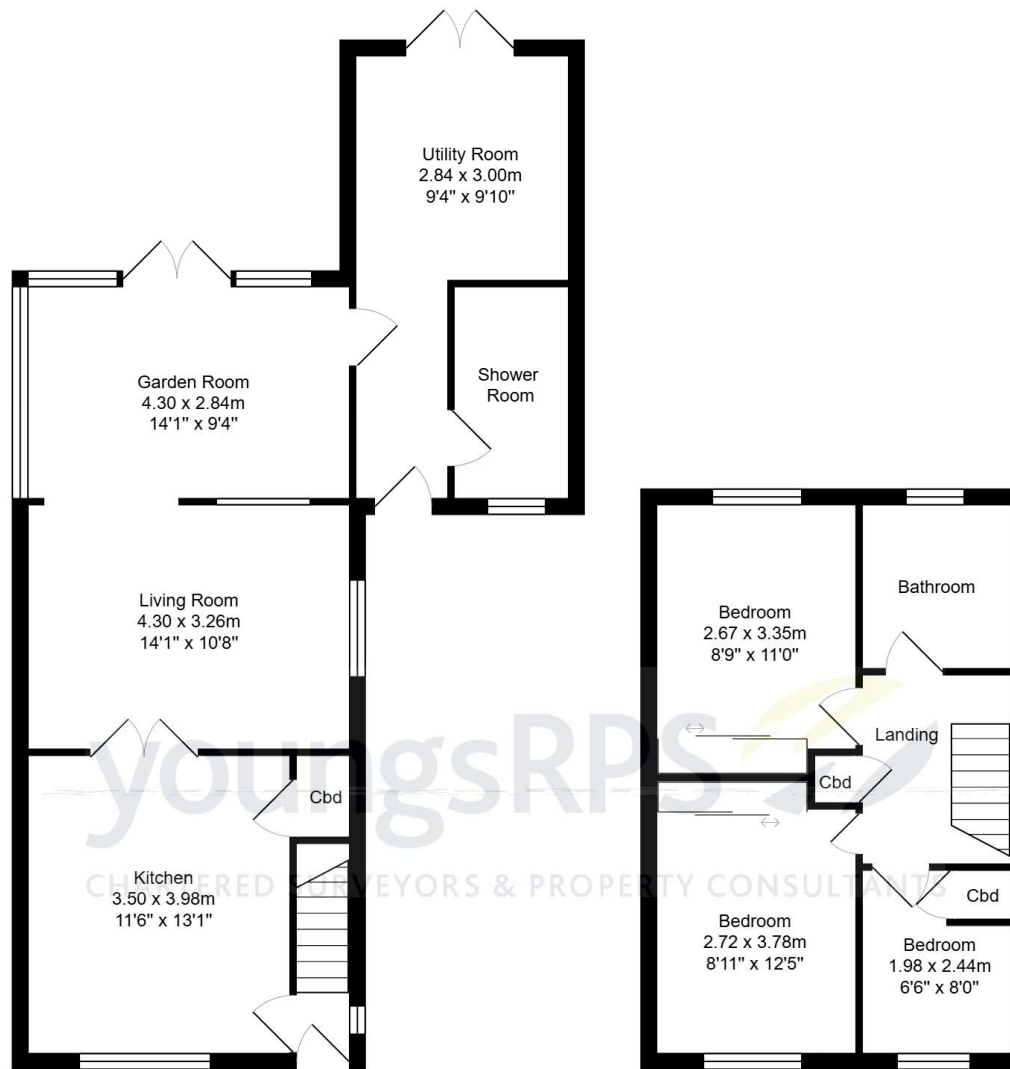
Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water.

#### **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: 110.2 m<sup>2</sup> ... 1187 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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