



17 RACECOURSE LANE, NORTHALLERTON
NORTH YORKSHIRE, DL7 8QZ



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A bright and well maintained three-bedroom dormer bungalow offering flexible and versatile accommodation across two floors. The property includes a cosy lounge with fireplace and gas fire, with one of the bedrooms currently utilised as a separate dining room. There is also a spacious kitchen/diner with attractive oak units, two bathrooms and useful eaves storage.

Externally, the property benefits from a driveway, lean-to garage, low maintenance front garden and a beautifully kept rear garden with established planting. A warm and welcoming home that has clearly been well cared for over the years.

- Semi Detached Bungalow
- Three Bedrooms
- Off Street Parking & Single Garage
- No Onward Chain
- Master Bedroom with En Suite

GUIDE PRICE £325,000

GET IN TOUCH

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DESCRIPTION

We are delighted to bring this bright and welcoming three-bedroom dormer bungalow to the market, ideally located just a short walk from Northallerton High Street and the railway station. The property has clearly been well cared for over the years and offers flexible accommodation, excellent storage and attractive gardens to both the front and rear, making it an ideal home for a wide range of buyers including those looking to downsize or anyone wanting an easy-to-manage home close to local amenities and transport links.

The accommodation includes two bright reception rooms filled with natural light, offering flexible space for relaxing, dining or entertaining. The main lounge features an attractive fireplace with gas fire creating a cosy feel, while one of the three bedrooms is currently utilised as a separate dining room, offering excellent versatility depending on individual requirements. The spacious kitchen/diner is fitted with attractive oak units together with a double oven, electric hob, ample worktop space and room for a dining table, making it a practical and sociable part of the home.

The accommodation is arranged over two floors with bedrooms positioned on both the ground and first floor, creating a versatile layout ideal for guests or family visits. There are also two bathrooms for added convenience together with substantial eaves storage providing excellent additional space. Gas central heating is installed throughout.

Externally, the rear garden is a real feature of the property with a well-kept lawn, mature shrubs and established planting creating a private and peaceful space to enjoy. To the front, the low-maintenance garden gives the property attractive kerb appeal, while the driveway and lean-to garage provide useful parking and additional storage.

This charming dormer bungalow combines bright living space, lovely gardens, practical storage and a highly convenient location, creating a warm and welcoming home ready to move straight into and enjoy.

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.

Services

Mains electricity, water, gas and drainage are connected.

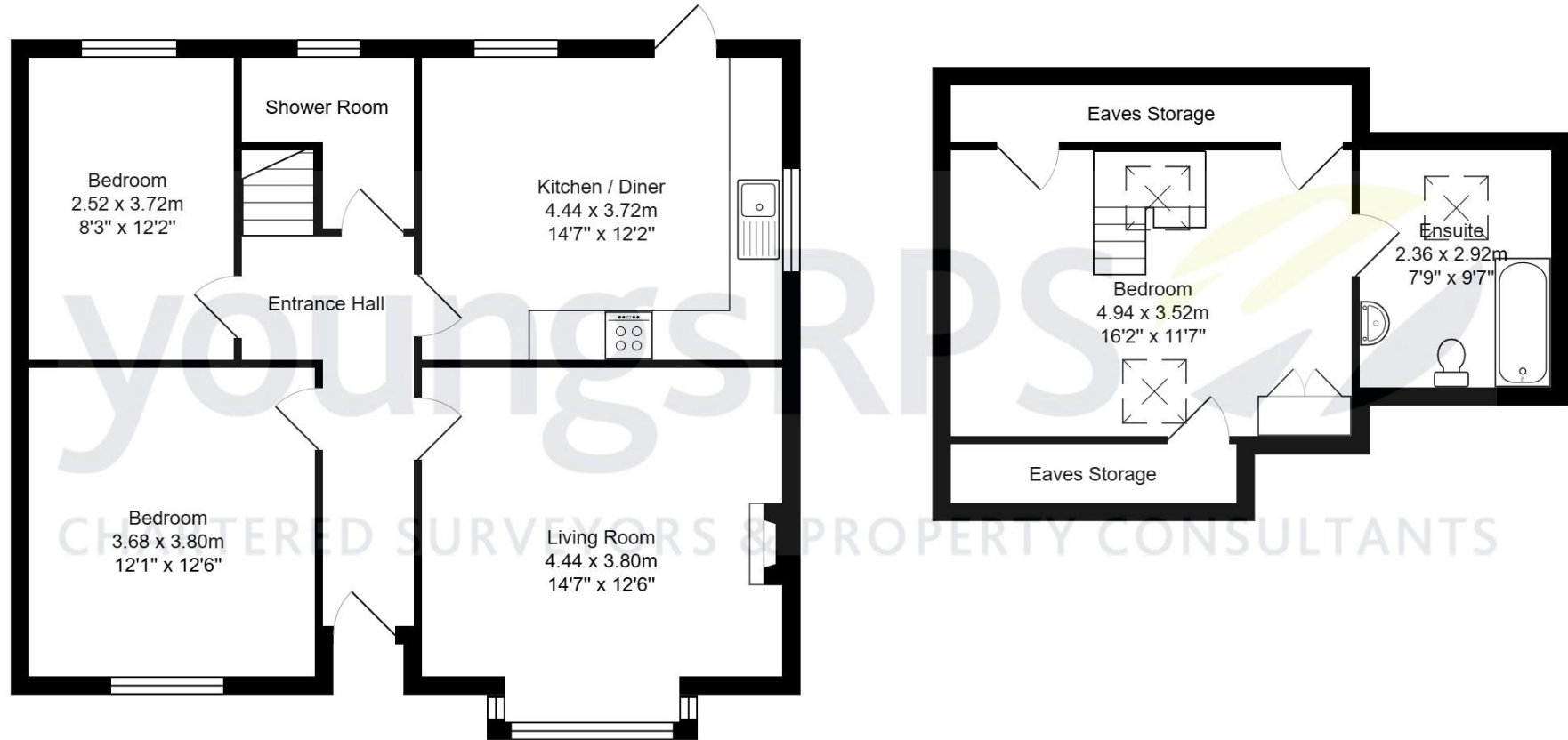
Viewings

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.

Total Area: 98.7 m² ... 1062 ft²

www.youngsrps.com
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