



26 AUMALE ROAD, NORTHALLERTON  
NORTH YORKSHIRE, DL6 2FH



## 26 AUMALE ROAD

Northallerton, North Yorkshire, DL6 2FH

A beautifully presented nearly new three-bedroom semi-detached home, offering stylish and modern accommodation throughout, with an upgraded kitchen and bathroom, spacious living room, enclosed rear garden, driveway parking, and delightful open field views.

- Three well-proportioned bedrooms
- Stylish upgraded kitchen and bathroom
- Driveway parking
- Enclosed rear garden with open field views

**OFFERS OVER £250,000**

### GET IN TOUCH

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

01609 773004

northallerton@youngsrps.com





## DESCRIPTION

This beautifully presented three-bedroom semi-detached home, constructed just two years ago, offers stylish and contemporary accommodation, ideal for modern family living.

The property is entered via a welcoming hallway, with space for coats and shoes, stairs rising to the first floor, and access to the principal ground floor rooms. There is also a useful storage cupboard and a convenient downstairs WC fitted with a wash hand basin and WC.

The upgraded kitchen has been thoughtfully designed and features an attractive range of forest green wall and base units complemented by contrasting wood-effect work surfaces. Integrated appliances include an eye-level oven, fridge freezer, washing machine, and dishwasher, alongside a matt grey one-and-a-half bowl sink with drainer and a gas hob with extractor hood above. There is also space for a breakfast bar, creating a perfect spot for informal dining.

To the rear, the spacious living room provides ample room for both seating and dining furniture, with French doors opening directly onto the rear garden, allowing plenty of natural light to flood the room.

To the first floor, there are three bedrooms. The principal bedroom is a generous double room, benefiting from dual aspect windows, built-in wardrobes, and attractive views over the surrounding open fields. The second bedroom is another well-proportioned double, while the third is a comfortable single room, currently utilised as a home office, and also benefits from a built-in cupboard.

The family bathroom is fully tiled, comprising a panelled bath with shower over, wash hand basin, and WC.

Externally, the property occupies a generous plot. The enclosed rear garden is mainly laid to lawn, with a paved seating area, timber fencing, and gated side access. To the front, there is driveway parking to the side of the property.

Offering the benefits of a nearly new home, this superb property is ready to move





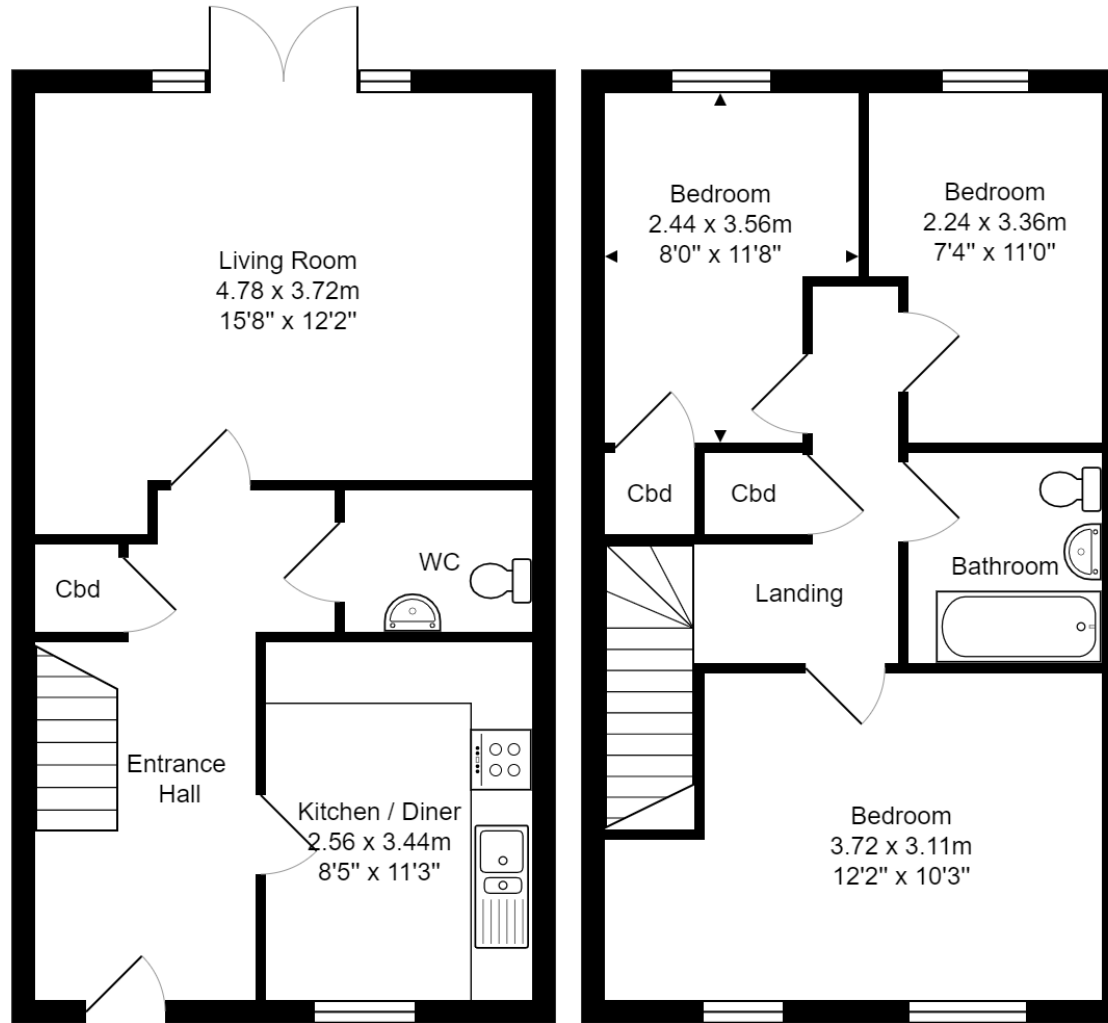
straight into and would make an excellent purchase for a wide range of buyers.

### **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 twice 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.





All measurements are approximate and for display purposes only.

[www.youngsrps.com](http://www.youngsrps.com)  
Northallerton 01609 773004



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