



5 MULGRAVE DRIVE, NORTHALLERTON
NORTH YORKSHIRE, DL7 8RS



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Northallerton, North Yorkshire, DL7 8RS

A well presented and substantially extended three-bedroom semi-detached home, situated on Northallerton's sought-after south side close to Broomfield Primary School, the town centre and railway station. The property offers spacious accommodation including a bay-fronted living room with log burner, garden room, and open-plan kitchen/dining area, together with driveway parking, garage, and landscaped enclosed rear garden — an ideal family home in a highly convenient location.

- Extended Semi-Detached Home
- Three Bedrooms
- Living Room with Log Burning Stove
- Popular Location Close to Town & Schooling
- Off Street Parking & Garage
- EPC Rating C

GUIDE PRICE £265,000

GET IN TOUCH

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

01609 773004

northallerton@youngsrps.com





DESCRIPTION

A substantially extended and well-presented semi-detached family home, ideally positioned in one of Northallerton's most convenient and sought-after residential locations on the favored south side of town. The property lies close to the highly regarded Broomfield Primary School and within comfortable walking distance of the town centre and mainline railway station. Benefiting from gas central heating and UPVC double glazing throughout, this is home offers spacious and versatile accommodation.

The property is entered via a part-glazed UPVC door into a welcoming reception hall with wood laminate flooring and staircase rising to the first floor. To the front elevation, a well-proportioned living room features an attractive bay window, wood flooring and a charming log-burning stove, creating a warm and inviting focal point. Glazed double doors open into a delightful garden room — a bright and airy space enjoying a Velux roof window, additional side window and glazed door providing direct access to the garden. This versatile room offers an ideal setting for relaxing or entertaining whilst enjoying views of the garden.



The heart of the home is the open-plan kitchen and dining area. The kitchen is fitted with an attractive range of cream shaker-style wall and base units with complementary roll-edge worktops, inset stainless steel sink and drainer, ceramic tiled splashbacks and inset ceiling lighting. Integrated appliances include a fridge and range cooker with full-width cooker hood over, together with plumbing for a dishwasher. The dining area flows seamlessly from the kitchen and features patio doors opening onto the rear garden and paved terrace, creating an excellent space for modern family living.

A well-appointed utility room provides additional matching units, inset sink, plumbing for washing machine, space for tumble dryer, tiled flooring and a recently installed window and UPVC door to the rear garden. There is also internal access to the garage. A ground floor cloakroom is fitted with a white suite comprising a WC and wall-hung wash basin, complemented by a chrome heated towel rail and tiled floor.

To the first floor are two generous double bedrooms — one benefitting from fitted wardrobes. The second double bedroom is currently divided by a temporary partition; however, this will be removed prior to completion, reinstating the room to its full





double proportions — together with a third single bedroom. The family bathroom is part-tiled and fitted with a white suite including a panelled bath with mains thermostatic shower over, vanity wash basin, WC and chrome heated towel radiator. A frosted window to the rear provides natural light. The loft space is boarded, with ladder access, and houses the gas central heating boiler.

Externally to the front, a tarmac driveway provides side-by-side parking for two vehicles and leads to the single garage, which is equipped with roller door, power and lighting, and internal access via the utility room. The frontage is attractively presented with a low fence boundary and planted flowerbed.

The landscaped rear garden is thoughtfully designed to offer both relaxation and practicality. It incorporates a curved flagstone patio and pathways, a lawn bordered by raised flowerbeds, a raised decking area ideal for outdoor dining, together with a timber garden shed and log store. The garden is fully enclosed within secure fencing, making it ideal for families and pets alike.

LOCATION

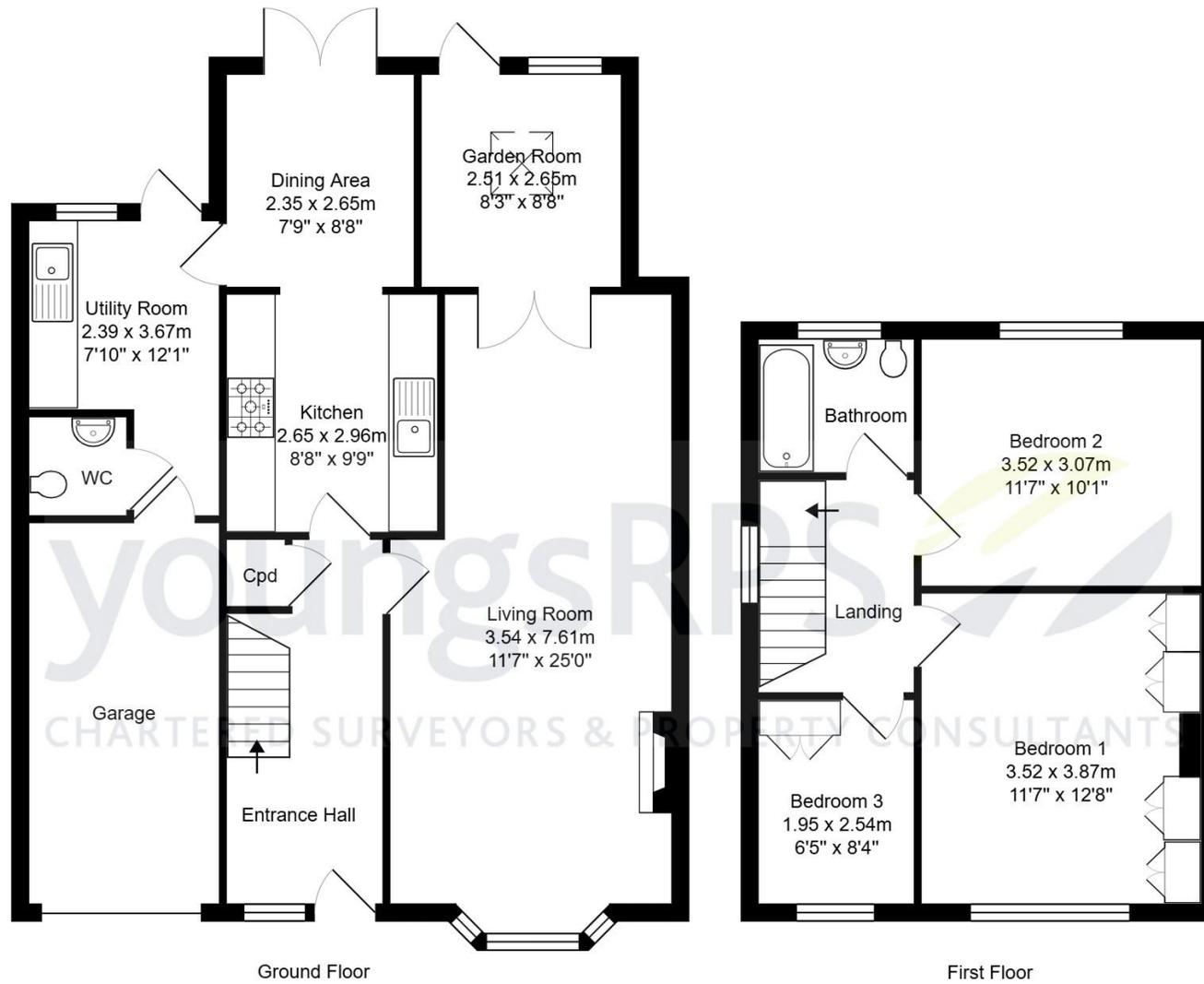
Situated within the popular market town of Northallerton, within walking distance of all the facilities and amenities the town has to offer. The property is well placed for primary and secondary schooling. The thriving market town has a weekly market which has been running since it was chartered in 1200. 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

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





All measurements are approximate and for display purposes only.

Total Area: 117.2 m² ... 1262 ft²

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Northallerton 01609 773004



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