



30 CARMELITE CLOSE, NORTHallERTON
NORTH YORKSHIRE, DL6 2FP



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Northallerton, North Yorkshire, DL6 2FP

An excellent opportunity to purchase this convenient home, ideal for first-time buyers or investors. The property offers well-proportioned accommodation, including a stylish open-plan kitchen, dining, and living area, a downstairs WC, two good-sized bedrooms, and a modern family bathroom. Outside, there is an attractive rear garden, along with off-street parking. Viewing is highly recommended.

- Semi Detached House
- Two Bedrooms
- Lovely Private Garden
- Open Plan Kitchen Dining Living Room
- Off Street Parking
- EPC Rating B

GUIDE PRICE £200,000

GET IN TOUCH

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DESCRIPTION

Situated just a short walk from Northallerton town centre, this conveniently located home offers comfortable and modern living, ideal for first-time buyers or those looking to downsize.

The property opens into a welcoming entrance vestibule, with a useful utility cupboard housing the gas central heating boiler and plumbing for a washing machine. A spacious ground floor WC also provides handy cloakroom storage.

The ground floor features an open-plan layout, with a kitchen area fitted with a range of wall and base units, an integrated electric oven, dish washer, gas hob with extractor above, and a matt grey sink. The area offers ample space for dining, while the sitting area benefits from French doors opening out to the rear garden.

Upstairs, a return staircase leads to a landing with loft access. There are two double bedrooms, including a second bedroom with a useful over-stairs storage cupboard. The bathroom is fitted with a panelled bath and shower over, a pedestal wash hand basin, and a WC.

Externally, the rear garden is mainly laid to lawn with a paved patio area and is enclosed by timber fencing, with a gate providing access to the front. To the front of the property, a tarmac driveway offers off-street parking for two vehicles.

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.

Viewings

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

Tenure

The property is Freehold but a management charge is payable for the maintenance of communal outside space.

Charges

North Yorkshire Council Tax Band C.

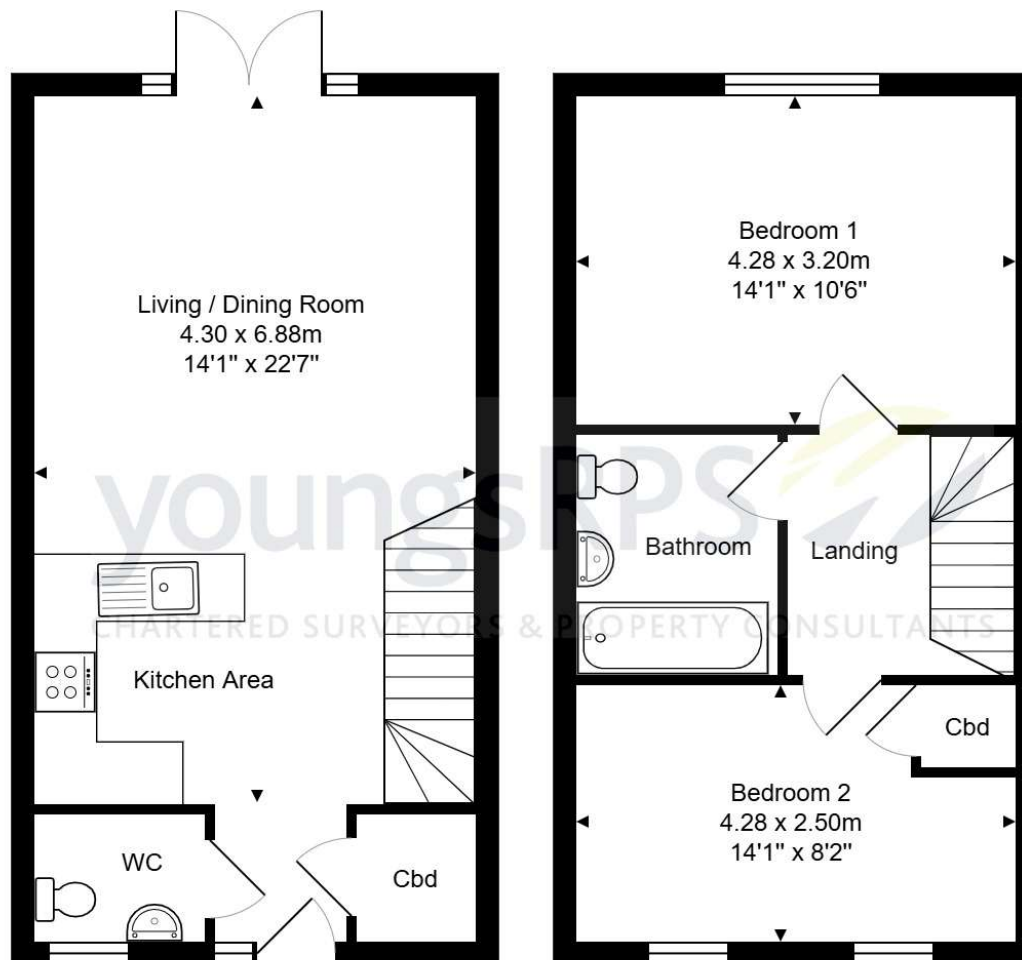
Services

Mains drainage, water & electric. Gas central heating.

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.

www.youngsrps.com
Northallerton 01609 773004



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of youngsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.