



23 OAKTREE DRIVE, NORTHALLERTON
NORTH YORKSHIRE, DL7 8FA



23 OAKTREE DRIVE

Northallerton, North Yorkshire, DL7 8FA

Occupying a sought-after position within the highly desirable village of Romanby, this beautifully presented three-bedroom detached home offers spacious and versatile accommodation, perfect for modern family living. Boasting three generous double bedrooms, an impressive open-plan kitchen and dining room, private landscaped gardens, garage and driveway parking, the property is ideally placed within walking distance of local amenities, Northallerton town centre and the railway station.

- Sought-after Romanby location
- Detached three-bedroom family home
- Three generous double bedrooms
- Open-plan kitchen & dining room
- En-suite to principal bedroom
- Beautifully landscaped rear garden
- Garage & driveway parking
- Walking distance to local amenities & railway station
- EPC Rating D

ASKING PRICE £TBC

GET IN TOUCH

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

01609 773004

northallerton@youngsrps.com





DESCRIPTION

Occupying a desirable position within the ever-popular village of Romanby, this beautifully presented three-bedroom detached home offers spacious and versatile accommodation, together with a private rear garden, garage and off-street parking. Thoughtfully maintained throughout, the property combines generous living space with an excellent location, making it an ideal home for families, professionals and those looking to downsize without compromising on space.

The property is entered via a useful entrance porch, providing practical space for coats and shoes before leading into the welcoming entrance hall. The spacious living room enjoys an abundance of natural light through a large front-facing window and centres around an attractive feature fireplace, creating a warm and inviting space for everyday living. Stairs rise to the first floor from the lounge.

To the rear of the property lies the heart of the home; an impressive open-plan kitchen and dining room, perfectly designed for modern family life and entertaining. The kitchen is fitted with a comprehensive range of wall and base units incorporating integrated appliances including a microwave, double oven, fridge/freezer, dishwasher and induction hob with extractor hood above. A breakfast bar provides an ideal space for informal dining, whilst generous worktop space and additional storage ensure the kitchen is both practical and stylish.

The adjoining dining area enjoys views across the rear garden and benefits from patio doors opening onto the patio, creating a seamless connection between the indoor and outdoor living spaces.

To the first floor are three well-proportioned double bedrooms, all benefiting from fitted storage. The principal bedroom enjoys the added luxury of fitted wardrobes together with a contemporary en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom. The loft space is part boarded.

Externally, the property enjoys a delightful enclosed rear garden, thoughtfully landscaped to provide a wonderful space for both relaxing and entertaining. A paved patio offers the perfect setting for outdoor dining, whilst the lawn is complemented by well-stocked flower borders, mature shrubs, shed running down the side of the





property and a productive vegetable garden.

To the front of the property is a driveway providing off-street parking and access to the attached garage, offering further parking, storage or workshop potential.

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.

Services

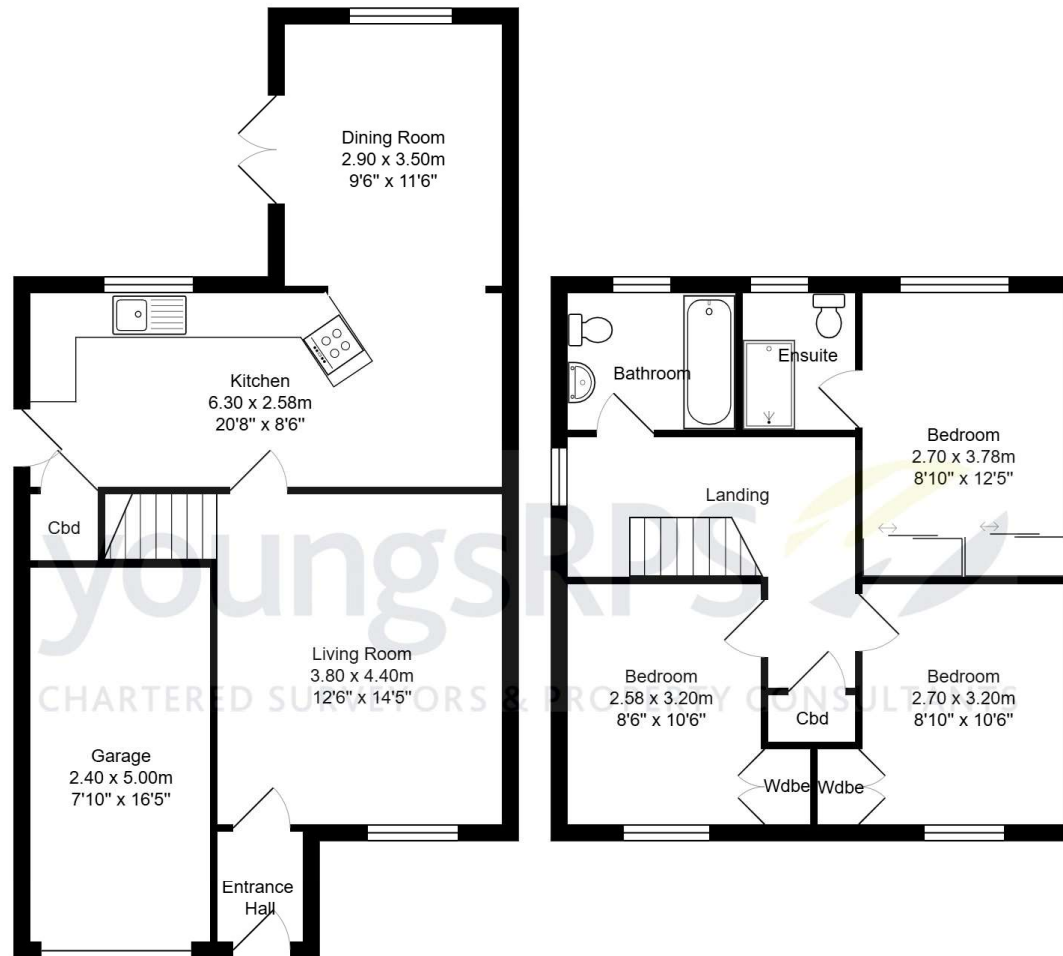
Mains electricity, water, gas and drainage are connected. Solar panels are installed and are owned outright by the current owners.

Charges & Tenure

North Yorkshire Council Tax Band D. The property is Freehold.

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: 105.4 m² ... 1134 ft²

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.