



261 HIGH STREET, NORTHALLERTON  
NORTH YORKSHIRE, DL7 8DJ



## 261 HIGH STREET

Northallerton, North Yorkshire, DL7 8DJ

Charming two-bedroom bungalow with a bright dual-aspect living room featuring a fireplace, fitted kitchen, conservatory/dining room, and enclosed rear garden with paved seating area. Ideally positioned overlooking a green and church, with on-street parking to the front.

- CHAIN FREE
- End Terraced Bungalow
- Central Location Close to Town Centre
- Attractive Outlook Overlooking the Church
- Generous Rear Garden
- On Street Parking
- EPC Rating E

**GUIDE PRICE £180,000**

### GET IN TOUCH

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

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## DESCRIPTION

The property is entered via a welcoming entrance vestibule, with a further door leading into the spacious living room. This bright and airy reception space benefits from dual-aspect windows, allowing plenty of natural light, and features an attractive fireplace as a focal point.

From the living room, doors lead to the master bedroom and the kitchen. The kitchen is fitted with a range of white wall and base units complemented by contrasting black worktops. There is a stylish one-and-a-half bowl sink with drainer, built-in electric oven and electric hob, along with space for a washing machine and fridge freezer.

The master bedroom is a generous double room, while a hallway from the kitchen provides access to the second bedroom located at the rear of the property. A further inner hallway leads to the bathroom, which is fitted with a bath, WC, and wash basin.

To the rear of the property is a conservatory, offering a versatile additional reception area that could be used as a dining room or sitting area. French doors open onto the enclosed rear garden, which features a large paved patio area, mature shrubs, and brick wall boundaries, with a side gate providing access to the front of the property.

To the front, there is on-street parking and pleasant views overlooking a green area and nearby church, adding to the property's attractive setting.

## 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, gas, water and drainage are connected.

**Charges**

North Yorkshire Council Tax Band B.

**Viewings**

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

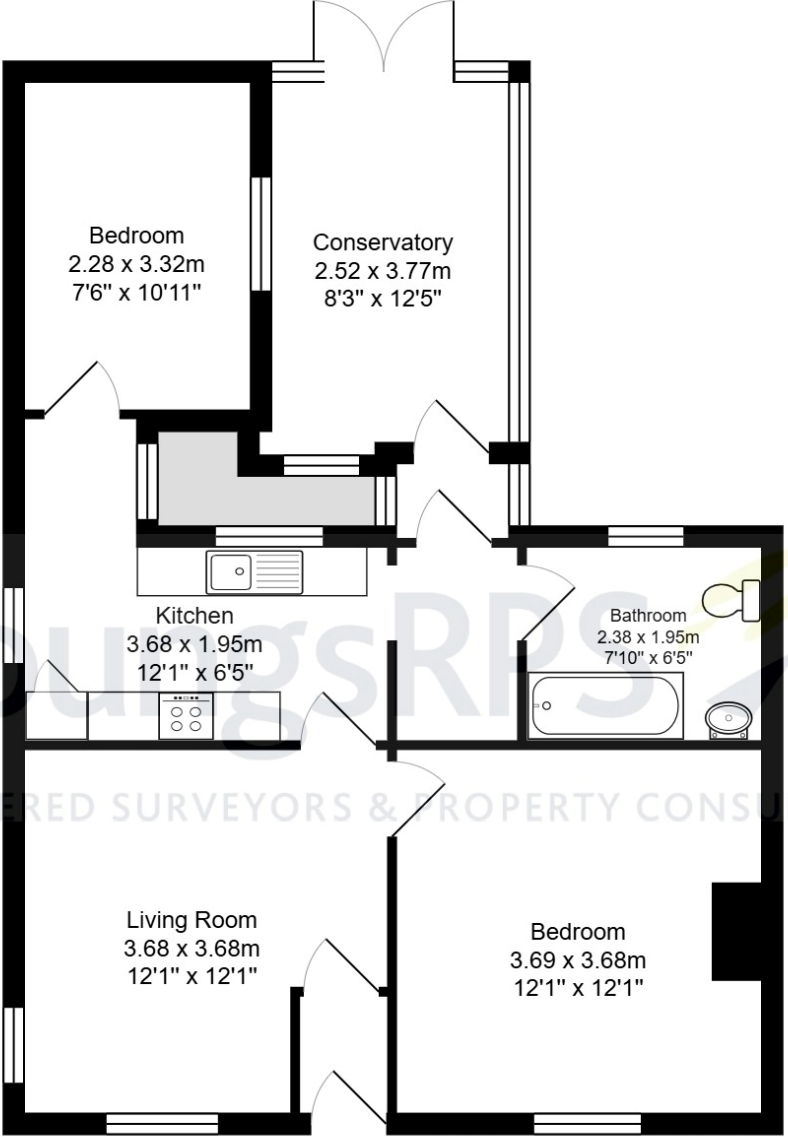
**Tenure**

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.





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



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