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32 SOUTH PARADE, NORTHALLERTON  
NORTH YORKSHIRE, DL7 8SG



## 32 SOUTH PARADE

Northallerton, North Yorkshire, DL7 8SG

A beautifully presented characterful end-terraced home dating from 1861, located on one of Northallerton's most sought-after streets. This charming property combines period features—including a bay-fronted living room, original staircase, and decorative cornicing—with modern comforts such as an extended kitchen/diner and recently replaced hard wood sash windows. With three double bedrooms, a spacious house bathroom, part-boarded loft, and a private, landscaped rear garden with gated access, it offers a perfect blend of style, practicality, and convenient town-centre living.

- End Terraced Home
- Sought After Location Close to Town Centre & Train Station
- Three Double Bedrooms
- Characterful Features Throughout
- Low Maintenance Gardens
- EPC Rating D

**GUIDE PRICE £385,000**

### GET IN TOUCH

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## DESCRIPTION

A beautifully presented and characterful end-terraced home, dating from 1861, situated on one of Northallerton's most sought-after streets. The property boasts excellent kerb appeal and is conveniently positioned within easy walking distance of the High Street and railway station.

The accommodation is entered via an impressive entrance hallway featuring engineered oak flooring, an original staircase rising to the first floor, and a useful understairs storage cupboard. To the front, a generously proportioned living room is rich in period charm, with features including decorative cornicing, picture rails, a large bay window fitted with recently replaced hard wood sash windows, and an attractive open fireplace.

To the rear, a second reception room—currently utilised as a snug—offers flexibility as a formal dining room if required. The extended kitchen/diner provides an excellent space for both everyday living and entertaining, with beamed ceilings, French doors opening onto the rear garden, and additional windows allowing for an abundance of natural light. The kitchen is fitted with a range of artichoke green and solid oak wall and base units, complemented by solid oak worktops and a Belfast sink. Integrated appliances include a dishwasher, alongside space for a tall fridge freezer and a freestanding electric cooker. There is ample room for a dining table and chairs, as well as further fitted storage.

To the first floor, there are three well-proportioned double bedrooms, all served by a spacious house bathroom comprising a roll-top bath, separate double shower enclosure, WC, and wash hand basin. The gas central heating boiler is also located here. The landing is notably spacious and benefits from a window to the rear. Additionally, the loft is part-boarded and accessed via a pull-down ladder, providing useful storage.

Externally, the property is set back from the road behind a low-maintenance front garden, laid predominantly to decorative gravel with a paved pathway and enclosed by wrought iron railings and gate. To the rear, the property enjoys a private, landscaped walled garden designed for ease of maintenance, featuring paved seating areas, a pergola, and a substantial timber shed with power. Gated access leads to a rear lane,







over which the property benefits from a right of way, leading through to Malpas Road.

#### **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 & Charges**

Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water. The boiler is 2 years old. North Yorkshire Council Tax Band D.

#### **Tenure**

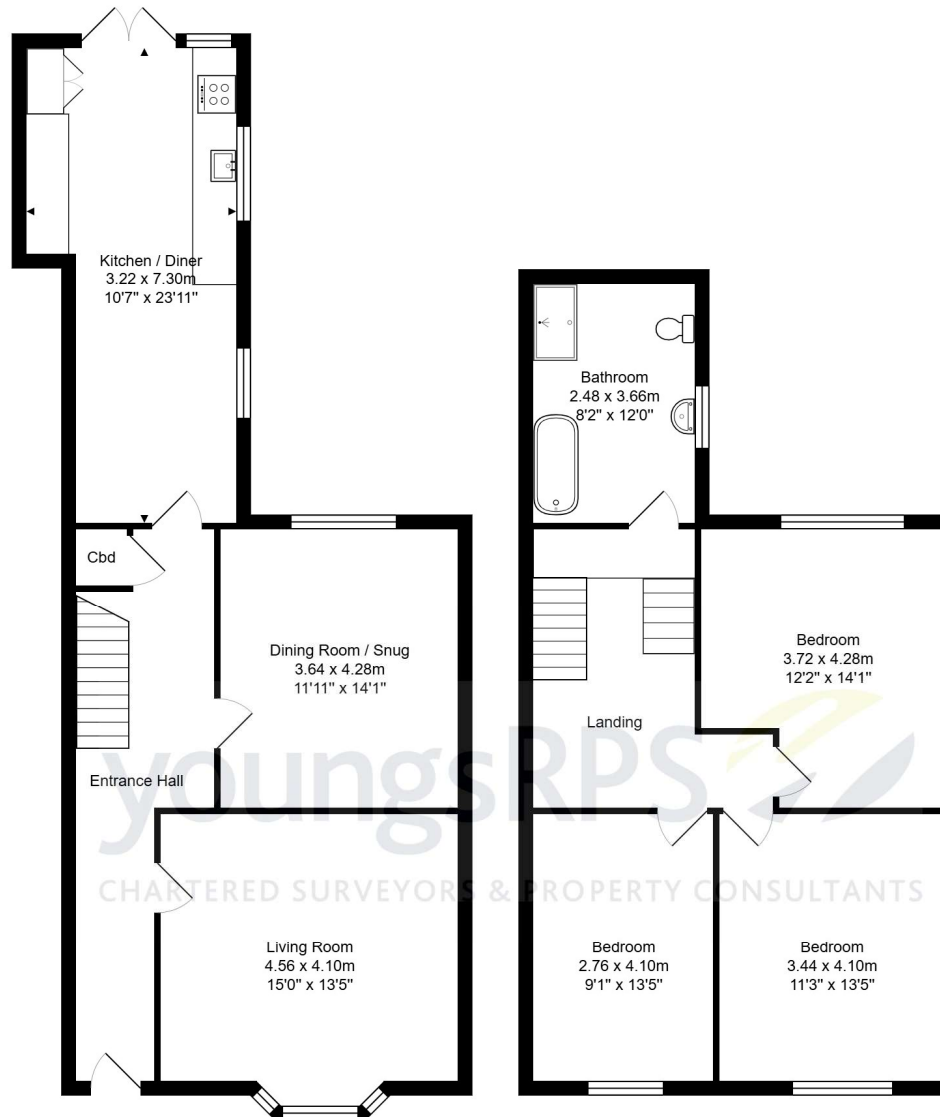
The property is Freehold.

#### **Agent's Notes**

The main roof was replaced approximately 10 years ago. The flat roof was replaced in 2024.

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.





Youngs RPS  
 CHARTERED SURVEYORS & PROPERTY CONSULTANTS

Total Area: 133.6 m<sup>2</sup> ... 1438 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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Northallerton 01609 773004



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