



36 FRIARS CLOSE, NORTHALLERTON
NORTH YORKSHIRE, DL6 2FA



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Northallerton, North Yorkshire, DL6 2FA

Located on a quiet cul-de-sac this modern Three Bedroom, Two Bathroom Semi-Detached Family Home boasts neutral carpets and decoration, modern kitchen and bathrooms in addition to an integral single garage and low maintenance rear garden. The property overlooks open fields to the front. Viewing is highly recommended.

- Modern Semi Detached Property
- Three Bedrooms
- Two Bathrooms
- Low Maintenance Gardens
- Integral Garage and Off Street Parking
- EPC Rating B

GUIDE PRICE £260,000

GET IN TOUCH

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

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DESCRIPTION

The property is accessed via a composite front door into a useful entrance porch. A door leads to the living room with window to front, under stairs store cupboard, stairs to the first floor and door to the kitchen diner. The kitchen comprises grey wall and floor units with contrasting worktops, a stainless steel sink, two windows to the rear and French doors to the rear garden. Integrated appliances include a fridge freezer, electric oven with gas hob and extractor over. There is space for a dining table and also a utility area with the gas central heating boiler and integrated washing machine. A door leads to a large downstairs WC/Cloakroom.

Upstairs, there are 3 double bedrooms, one with an ensuite shower room. The modern family bathroom comprises a bath with shower over, pedestal sink and WC. There are two fitted cupboards on the landing and access to the loft.

The rear garden is enclosed in timber fencing and is laid mainly to lawn with a small patio area. To the front of the property there is off street parking for two vehicles and an integral single garage with electric power and light. There are attractive views over open fields to the front of the property.

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.

Tenure

The property is Freehold.





Charges

North Yorkshire Council Tax Band C.

Services

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

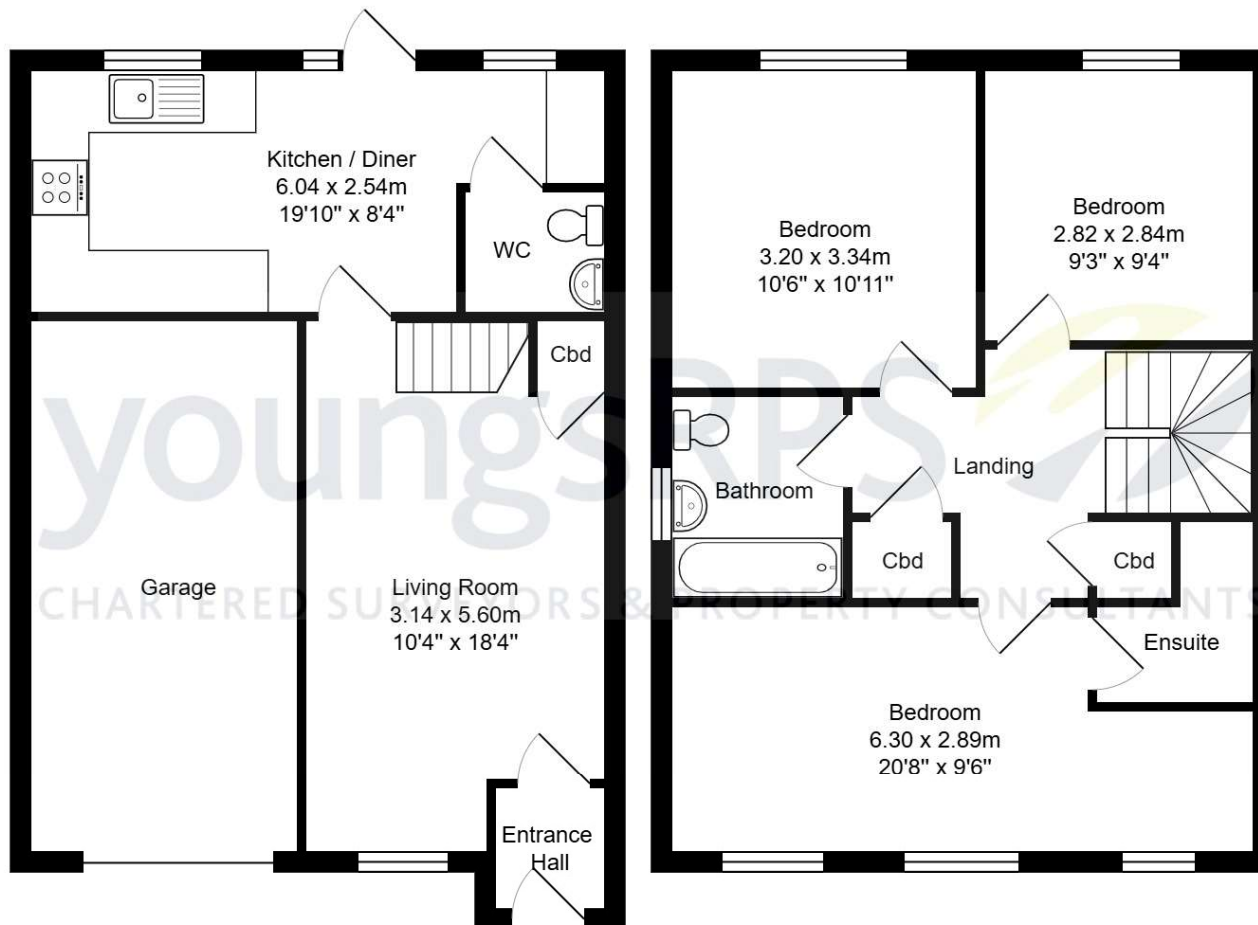
Viewings

Viewings are strictly by appointment. Please contact the agent on 01609 773004.

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: 107.6 m² ... 1158 ft²

All measurements are approximate and for display purposes only.

www.youngsrps.com
Northallerton 01609 773004



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