



36 FRIARS CLOSE, NORTHALLERTON
NORTH YORKSHIRE, DL6 2FA



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Northallerton, North Yorkshire, DL6 2FA

Occupying a pleasant position with attractive open field views to the front, this spacious three-bedroom family home offers well-planned accommodation throughout. Featuring three double bedrooms, including a master with en-suite, a stylish kitchen diner with French doors to the garden, a utility area, generous downstairs WC, integral garage and off-street parking, the property is ideally suited to modern family living.

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

GET IN TOUCH

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DESCRIPTION

The property is entered via a composite front door into a practical entrance porch, providing space to welcome guests before leading into the main living accommodation. The spacious living room enjoys a window overlooking the front aspect, with a useful understairs storage cupboard and staircase rising to the first floor. A door leads through to the impressive kitchen diner, creating an ideal space for both everyday living and entertaining.

The contemporary kitchen is fitted with a range of grey wall and base units complemented by contrasting granite worktops and a stainless-steel sink. Integrated appliances include a fridge freezer, dishwasher, electric oven with gas hob and extractor hood above, while a dedicated utility area provides an integrated washing machine and houses the gas central heating boiler. There is ample space for a family dining table, and French doors, together with two rear-facing windows, allow plenty of natural light while providing direct access to the rear garden. Completing the ground floor is a particularly spacious cloakroom/WC.

To the first floor are three generous bedrooms, making the property ideal for families or those requiring additional home office space. The master bedroom benefits from three windows, creating a bright and airy feel, along with a modern en-suite shower room. The remaining bedrooms are served by a stylish family bathroom fitted with a bath and shower over, pedestal wash hand basin and WC. The landing also benefits from two useful storage cupboards and access to the loft.

Externally, the enclosed rear garden is predominantly laid to lawn with a small patio seating area, providing an excellent space for outdoor dining and family enjoyment. To the front, there is driveway parking for two vehicles leading to an integral single garage with power and lighting. The property also enjoys attractive open field views to the front, adding to its appealing 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.

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.

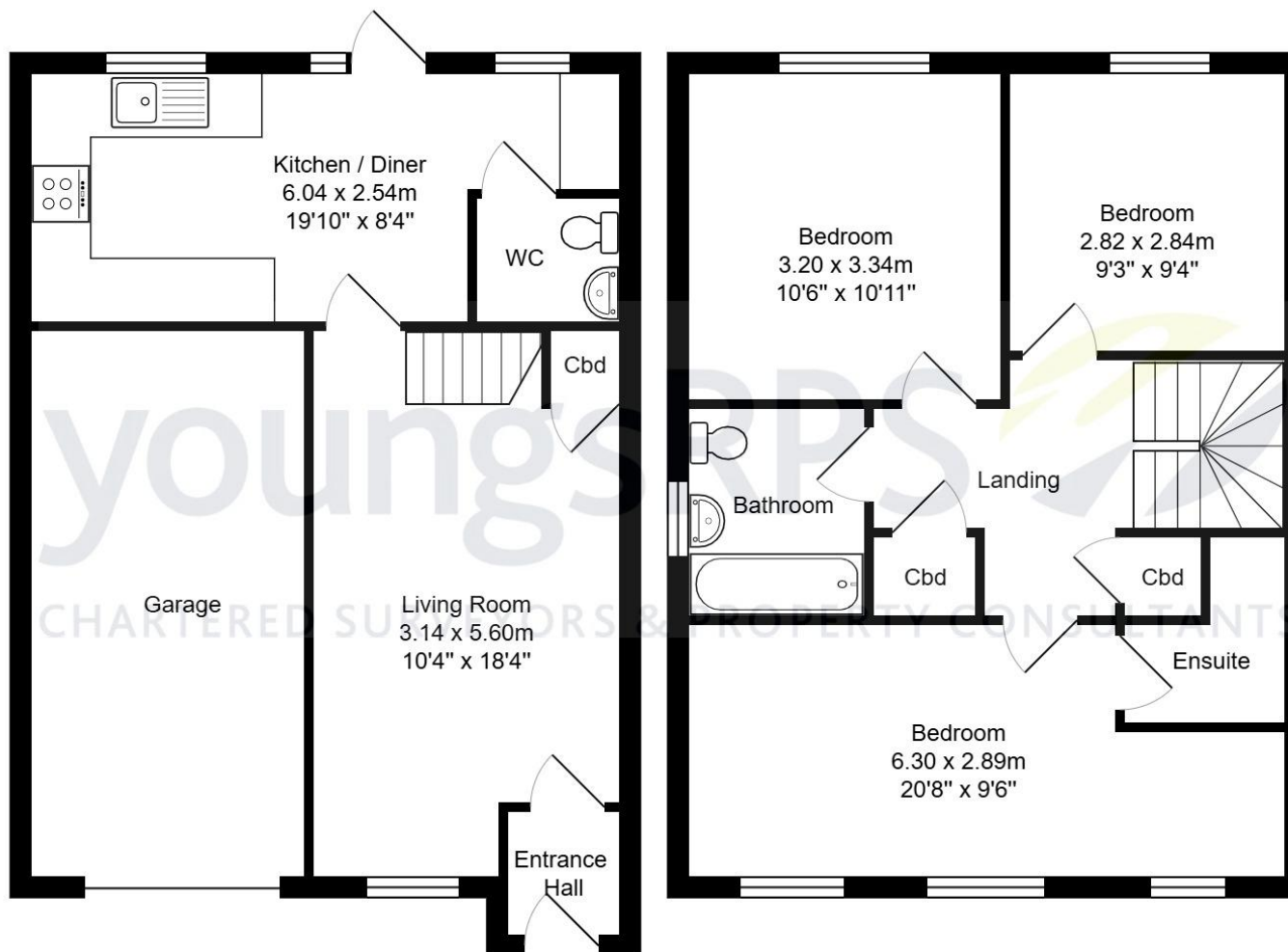
Viewings

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
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