



22 ALMOND GROVE, NORTHALLERTON  
NORTH YORKSHIRE, DL7 8RQ



## 22 ALMOND GROVE

Northallerton, North Yorkshire, DL7 8RQ

This spacious detached home is quietly positioned in a sought-after cul-de-sac on the south side of Northallerton, within easy reach of well-regarded schools, the town centre and railway station, offering an excellent balance of peace and convenience. The property provides generous and versatile accommodation including five bedrooms, a generous living room, a modernised kitchen/diner, utility room and wet room, with further scope for annexe-style living if required. Externally, it benefits from beautifully maintained landscaped gardens, ample driveway parking and an integral tandem garage, making it a superb family home with excellent potential to personalise.

- Spacious Detached Family Home
- Annex Potential
- Highly Sought After Location
- Five Bedrooms
- Beautiful Landscaped Gardens

**OFFERS OVER £500,000**

### GET IN TOUCH

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## DESCRIPTION

This spacious detached home is situated in a quiet cul-de-sac on the highly sought-after south side of Northallerton, within easy walking distance of well-regarded primary schools, the town centre, and the railway station. The location offers an excellent balance of peace and convenience.

The property is accessed via a welcoming entrance hallway featuring a striking full-height obscured glass window, a porthole window, useful storage cupboard, and stairs rising to the first floor. To the left is a generous living/dining room with a front aspect window, ample space for both seating and dining furniture, and French doors opening directly onto the rear garden.

The modernised kitchen/diner is fitted with white shaker-style wall and base units, quartz worktops, and a range of integrated appliances including a double electric oven, microwave, fridge, dishwasher, hob, and extractor fan. There is space for a dining table and chairs, a rear garden access door, and a further storage cupboard. A door leads through to a well-proportioned utility room, fitted with additional units, laminate worktops, and a sink and drainer.

Off the kitchen is a wet room, along with an additional reception room which offers excellent versatility and could lend itself well to annexe-style living, subject to requirements.

To the first floor are five well-proportioned bedrooms, two of which benefit from access to balconies. The family bathroom is spacious and comprises a panelled bath, double shower enclosure, WC, and wash hand basin.

Externally, the property enjoys beautifully maintained landscaped gardens, predominantly laid to lawn with two paved patio areas, a decorative gravel section, mature planting, shrubs and trees, along with low-level walling and timber fencing providing a pleasant degree of privacy. A block-paved driveway provides off-street parking and leads to an integral garage with electric power and lighting.

The property is presented in good overall order, offering an excellent opportunity for purchasers to update and personalise the interior décor to their own taste, while







benefiting from generous accommodation in a highly desirable and well-connected location.

#### **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 twice 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, water and drainage are connected. Recently installed Fischer Aquafficient Electric Boiler powering the heating and seperate Fischer Electric Boiler supplying the hot water.

#### **Charges**

North Yorkshire Council Tax Band D.

#### **Viewings**

Strictly by appointment with the Agents. Call 01609 773004.

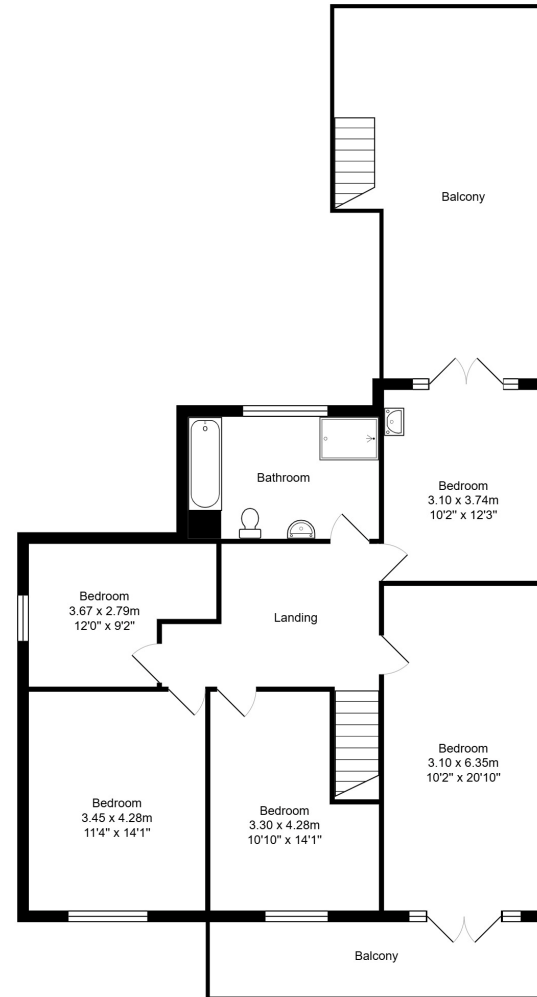
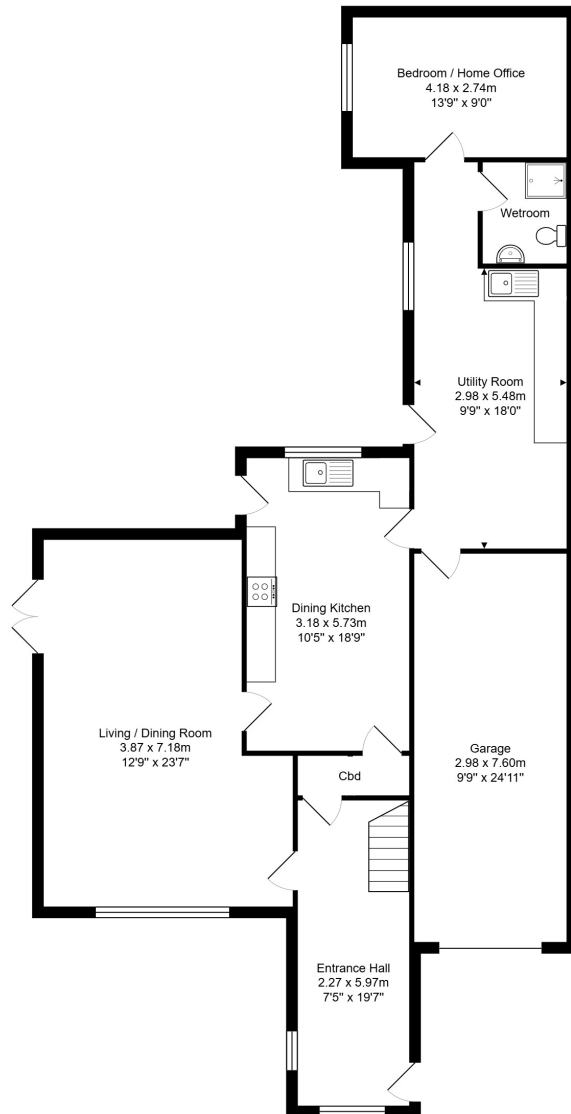
#### **Tenure**

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.





Total Area: 183.8 m<sup>2</sup> ... 1978 ft<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only.

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



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