



54 OAK GROVE, NORTHALLERTON  
NORTH YORKSHIRE, DL6 1LF



## 54 OAK GROVE

Northallerton, North Yorkshire, DL6 1LF

A well-proportioned and versatile two double bedroom home, offering bright and spacious living accommodation throughout. Featuring a generous living room opening into a dining area with direct access to an enclosed rear garden, a well-equipped breakfast kitchen, and useful outbuildings, the property also benefits from gardens to three sides. With excellent natural light, ample storage, and further potential to extend (subject to planning), this is an ideal home for a first time buyers or investors.

- CHAIN FREE
- Spacious End Terraced House
- Two Double Bedrooms
- Gardens to Three Sides
- On Street Parking

**OFFERS OVER £170,000**

### GET IN TOUCH

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

01609 773004

northallerton@youngsrps.com





## DESCRIPTION

This well-proportioned home offers spacious and versatile accommodation, beginning with a welcoming entrance hall that provides access to the principal living areas and staircase to the first floor. The bright living room features a large front-facing window and flows seamlessly into a dining area, where sliding patio doors open onto the rear garden—ideal for both everyday living and entertaining. The breakfast kitchen is fitted with a range of wall and base units complemented by laminate work surfaces, and includes a double gas oven, gas hob with extractor, plumbing for a washing machine, and a useful storage cupboard. A rear porch leads to a practical brick-built outhouse, also accessible from the garden.

To the first floor, there are two generously sized double bedrooms, both benefitting from large windows and fitted wardrobes. The bathroom is appointed with a white suite comprising a panelled bath with electric shower over, pedestal wash hand basin, WC, and an airing cupboard.

Externally, the property enjoys gardens to three sides, predominantly laid to lawn, offering excellent outdoor space. The rear garden is fully enclosed by timber fencing and features a paved terrace along with a side access gate. There is also scope to extend, subject to the necessary planning permissions. An ideal property for first time buyers or investors.

## 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 water and electricity are connected. Gas central heating via back boiler.

**Charges**

North Yorkshire Council Tax Band B.

**Tenure**

The property is Freehold.

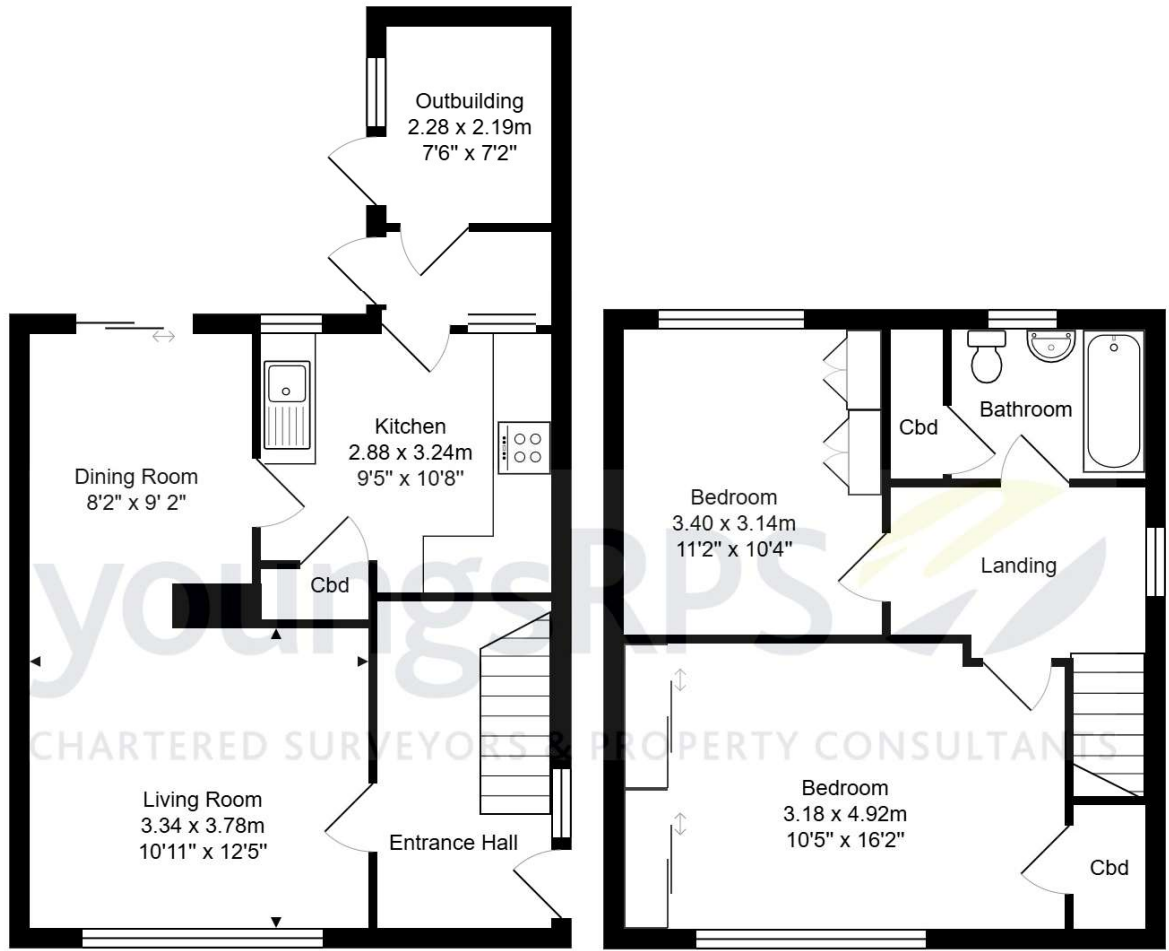
**Viewings**

Strictly by appointment only. 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.





All measurements are approximate and for display purposes only.

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



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of youngsrps (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.