



35 GOLDFINCH WAY, NORTHALLERTON
NORTH YORKSHIRE, DL6 2FT



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Northallerton, North Yorkshire, DL6 2FT

A beautifully presented and stylish modern family home, ideally located within easy reach of Northallerton town centre. The property offers spacious and versatile accommodation, including a generous living room and an impressive open-plan dining kitchen with French doors opening onto the rear garden, ideal for both everyday living and entertaining. To the first floor are four well-proportioned bedrooms, including a principal suite with en-suite shower room, alongside a modern family bathroom. Externally, the home benefits from a landscaped rear garden with patio seating area, off-street parking and an integral garage store.

- Detached Family Home
- Four Bedrooms
- Two Bathrooms
- Beautifully Presented Throughout
- Landscaped Westerly Facing Rear Garden
- Off Street Parking & Integral Garage Store
- EPC Rating B

OFFERS OVER £340,000

GET IN TOUCH

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DESCRIPTION

Ideally positioned within easy reach of Northallerton town centre, this beautifully presented and stylish modern family home offers spacious, versatile accommodation arranged over two floors, finished to a high standard throughout.

A composite entrance door opens into a welcoming reception hallway with staircase rising to the first floor. The generously proportioned living room provides an excellent family space and benefits from useful under-stairs storage. An opening leads through to an impressive open-plan dining kitchen at the rear of the property, where French doors open directly onto the garden, creating a bright and sociable space ideally suited to both everyday living and entertaining.

The kitchen is fitted with a comprehensive range of wall and base units with laminate work surfaces, incorporating a stainless steel sink and drainer, electric oven, gas hob with extractor hood, and integrated dishwasher and fridge freezer. There is ample space for a family dining table. From the kitchen, a door leads to a convenient ground floor cloakroom fitted with WC and wash hand basin. In addition, the current owners have thoughtfully created a utility room by converting part of the integral garage, providing further wall and base units, laminate worktops, plumbing for a washing machine and space for a tumble dryer.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and a modern en-suite shower room. The family bathroom has been recently upgraded and is fitted with a contemporary white suite comprising a panelled bath with shower over, WC and wash hand basin with vanity unit.

Externally, the westerly facing rear garden has been beautifully landscaped and is predominantly laid to lawn, enclosed by timber fencing and complemented by a paved patio seating area, raised planters and well-stocked borders with a variety of shrubs and flowers. To the front, the garden is attractively planted with shrubs and seasonal colour. A driveway provides off-street parking for two vehicles and leads to an integral garage store with up and over door.

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, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water.

Charges

North Yorkshire Council Tax Band E.

Tenure

The property is Freehold but a management charge of circa £100 per annum is payable for the maintenance of communal outside space. This is reviewed annually.

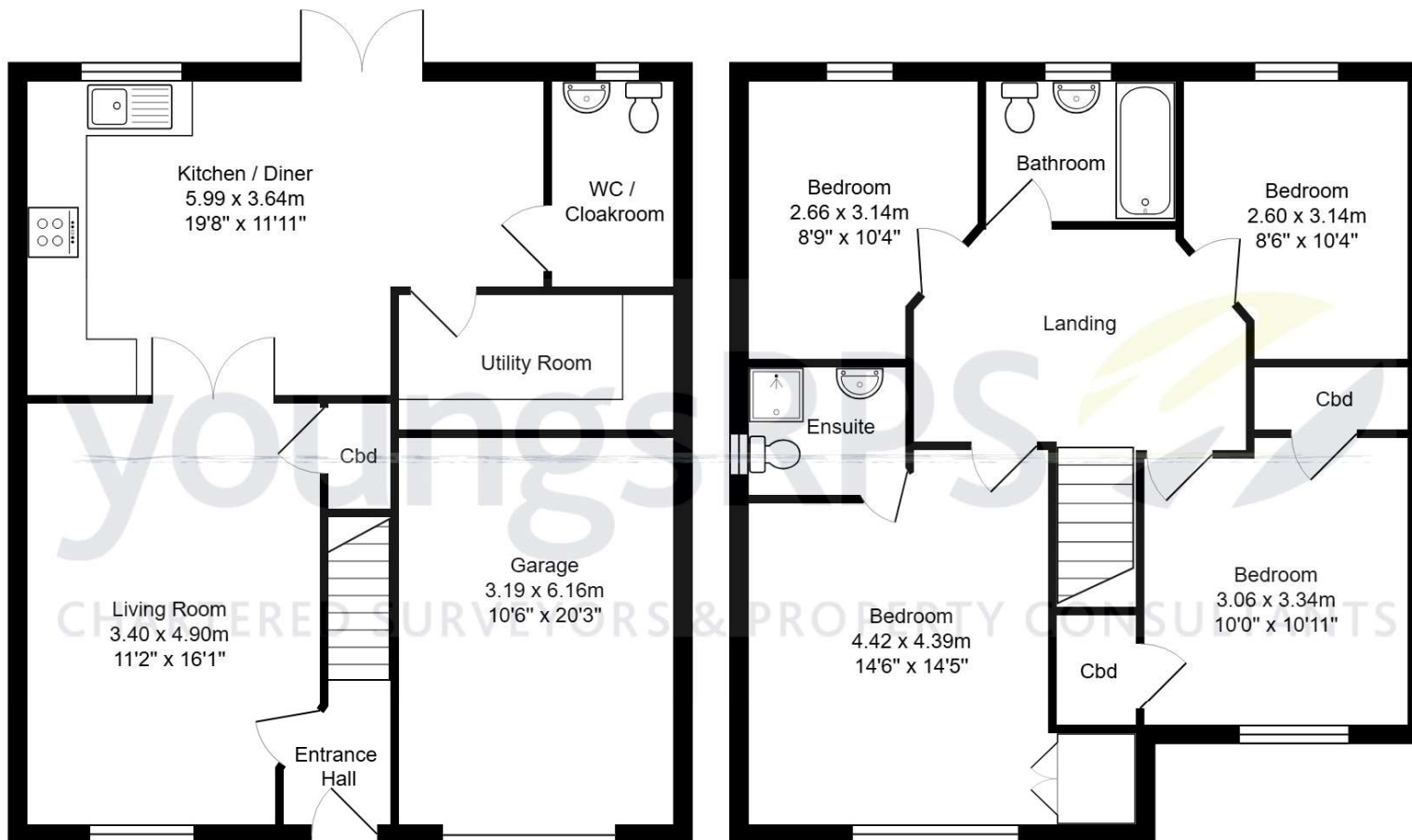
Viewings

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.





All measurements are approximate and for display purposes only.

Total Area: 127.4 m² ... 1371 ft²

www.youngsrps.com
Northallerton 01609 773004



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