



11 BROOMFIELD AVENUE, NORTHALLERTON
NORTH YORKSHIRE, DL7 8RH



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Northallerton, North Yorkshire, DL7 8RH

A spacious and characterful 1930s four bedroom home occupying a highly sought-after position on the south side of Northallerton, within easy reach of local schools, the town centre and railway station. Retaining a wealth of period charm and offering generous gardens, off-street parking and excellent family accommodation throughout, the property presents an exciting opportunity for purchasers to modernise and create a truly exceptional long-term home.

- Characterful 1930's Family Home
- Four Bedrooms
- Spacious Accommodation
- Scope for Modernisation
- Sought After Location Close to Town, Train Stations and Schooling
- Garage & Off Street Parking
- EPC Rating D

GUIDE PRICE £295,000

GET IN TOUCH

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DESCRIPTION

A charming 1930s semi-detached home occupying a highly sought-after position on the south side of Northallerton, conveniently situated close to well-regarded schools, the town centre and the railway station. Offering generous and characterful accommodation throughout, the property presents an exciting opportunity for purchasers to modernise and create a superb family home tailored to their own tastes and requirements.

The accommodation is entered via a composite door into a welcoming entrance hall with staircase rising to the first floor and useful understairs storage. To the front of the property is a spacious living/dining room, filled with natural light and retaining a number of attractive period features including high ceilings, picture rails and a bay window to the front elevation. A door from the living area opens directly onto the rear garden, creating an excellent space for both everyday living and entertaining.

Positioned to the rear, the kitchen is fitted with a range of wall and base units with laminate work surfaces, stainless steel sink and drainer and offers excellent scope for updating and reconfiguration. Beyond the kitchen is a useful utility/workshop area with access to both the integral garage and rear garden.

To the first floor are four well-proportioned bedrooms, including two generous doubles with fitted wardrobes, one of which enjoys a lovely bay window overlooking the front aspect. The remaining two bedrooms are comfortable singles, with one particularly spacious room extending the full length of the garage below. The accommodation is served by a family bathroom fitted with a bath and shower over, WC and wash hand basin.

Externally, the property enjoys attractive gardens to both the front and rear. The front garden is laid mainly to lawn with mature planting and a low brick wall boundary, whilst a driveway provides off-street parking and leads to the integral garage with electric door. The rear garden is a particularly impressive feature of the home, offering a wonderful degree of privacy and maturity with extensive lawned areas, established shrubs, flowering borders and fruit trees, creating a peaceful and secluded outdoor space to enjoy throughout the year.







LOCATION

Situated within the popular market town of Northallerton, the property is within walking distance of all the town's facilities and amenities. Families will appreciate the excellent schooling nearby, with two primary schools — Mill Hill Primary and Sacred Heart Catholic Primary — both rated Good by Ofsted, and secondary education available at Northallerton School & Sixth Form College, also rated Good. The thriving market town, chartered in 1200, hosts a weekly market and boasts a bustling High Street with a mix of independent shops, delicatessens, greengrocers, department stores, and larger national chains. Residents can also enjoy a wide range of leisure and entertainment facilities, including sports clubs, restaurants, pubs, a 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 C.

Tenure

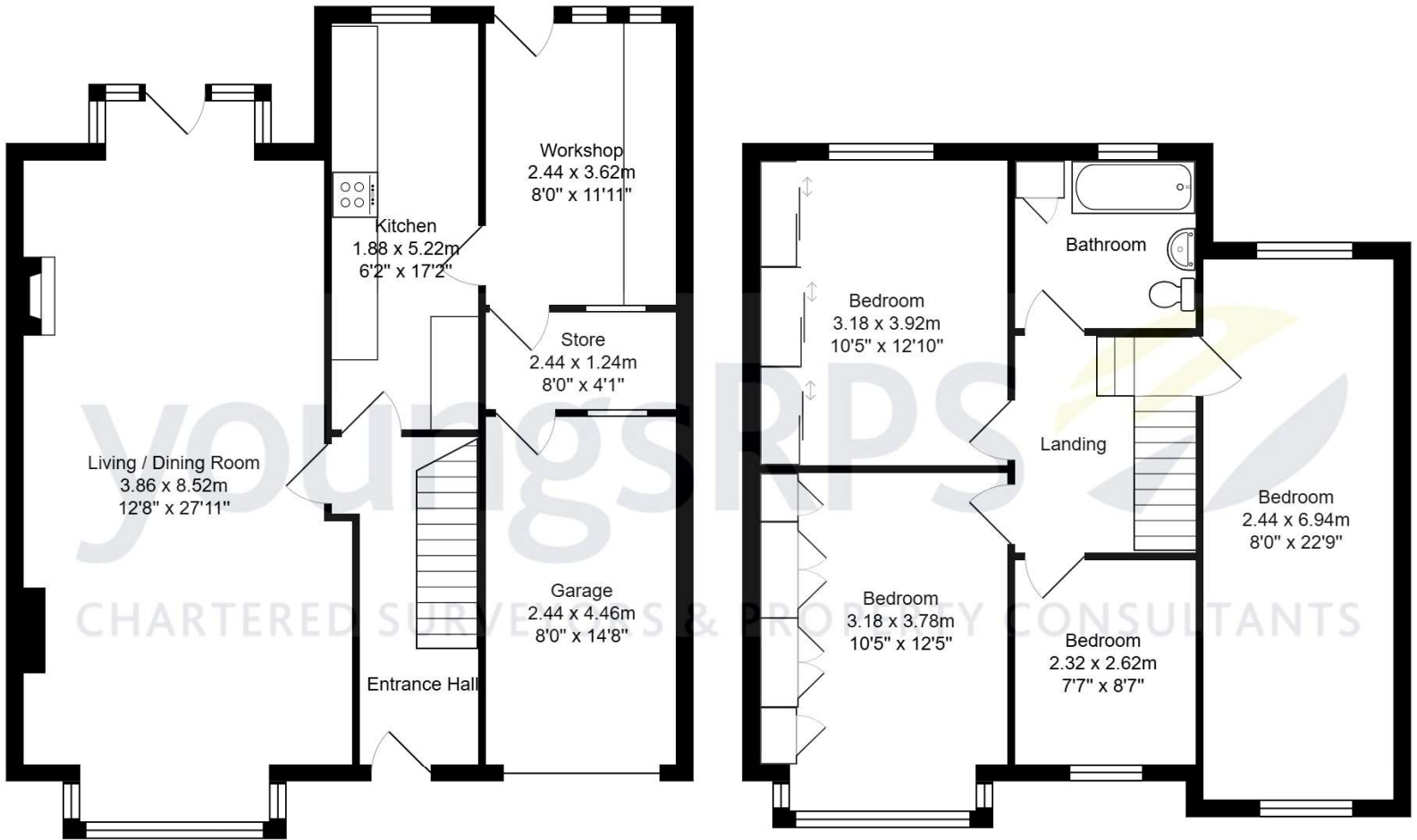
The property is Freehold.

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
Northallerton 01609 773004



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