



25 CASTLEGATE ROAD, NORTHALLERTON  
NORTH YORKSHIRE, DL7 8WE



## 25 CASTLEGATE ROAD

Northallerton, North Yorkshire, DL7 8WE

A spacious and well-presented three-bedroom townhouse arranged over three floors, occupying an excellent position within a modern development on the outskirts of Northallerton overlooking attractive green space. Offering versatile accommodation including a generous kitchen diner, balcony, principal bedroom with en-suite, integral garage, enclosed rear garden and parking for two vehicles, the property is ideally suited to modern family living.

- Three DOUBLE Bedroom Townhouse
- Two Bathrooms
- Open Aspect to the Front
- Garage & Off Street Parking
- EPC Rating C

**GUIDE PRICE £280,000**

### GET IN TOUCH

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

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## DESCRIPTION

Occupying an excellent position within a modern and highly regarded development on the outskirts of Northallerton, this substantial three-bedroom townhouse offers spacious and versatile accommodation arranged over three floors, together with off-street parking, an integral garage and attractive views across green space to the front.

The property is entered via a welcoming and spacious entrance hallway with useful storage cupboards, ground floor WC and internal access to the garage. To the rear of the property is a generous kitchen diner fitted with a contemporary range of gloss wall and base units, providing ample space for dining and entertaining, whilst patio doors open directly onto the rear garden.

To the first floor is a bright and well-proportioned living room featuring patio doors opening onto a balcony overlooking the rear garden. A bedroom also occupies the first floor along with a modern house bathroom comprises a bath, double shower enclosure, WC and wash hand basin.

The second floor provides two further double bedrooms, both offering ample space for bedroom furniture, and one enjoying an ensuite shower room.

Externally, the property benefits from a tarmac driveway providing side-by-side parking for two vehicles leading to the integral single garage with useful utility space. To the rear is an enclosed garden laid mainly to lawn with a paved patio seating area, fenced boundaries and gated side access.

## LOCATION

Situated within the popular market town of Northallerton, within a short walk to the mainline railway station and 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.

#### **Viewings**

Viewings are strictly by appointment. Please contact the agent on 01609 773004.

#### **Tenure**

The property is Freehold. Approx £100 per year fee payable to Allerton Property Management for maintenance of the green spaces.

#### **Services**

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

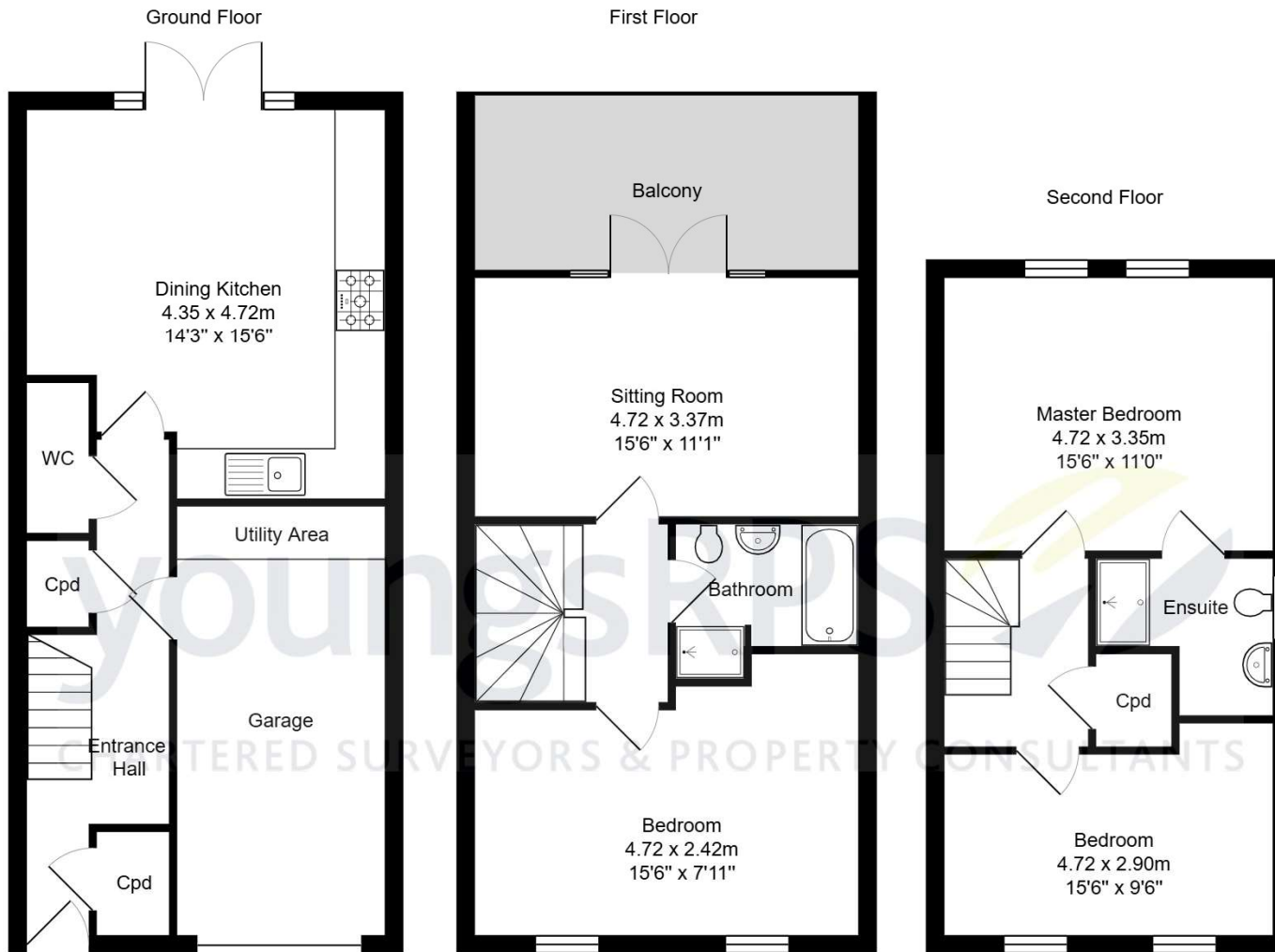
#### **Charges**

North Yorkshire Council Tax Band D.

#### **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: 124.3 m<sup>2</sup> ... 1338 ft<sup>2</sup>

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



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