



2 MAYFAIR COURT, NORTHALLERTON
NORTH YORKSHIRE, DL7 8WG



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Northallerton, North Yorkshire, DL7 8WG

Situated on one of Northallerton's most sought-after residential developments, this spacious three-storey end-townhouse offers flexible family accommodation including three generous double bedrooms, an impressive open-plan kitchen, dining and family room, private rear garden, garage and driveway parking. Enjoying easy access to the town centre via a nearby pedestrian pathway and with a children's play park on the development, the property is ideally suited to modern family living.

- Three DOUBLE Bedroom Townhouse
- Master Bedroom with Ensuite Shower Room
- Living Room & Home Office/Playroom
- Garage & Off-Street Parking
- Low Maintenance Rear Garden
- Off Street Parking & Garage
- EPC Rating B

OFFERS OVER £260,000

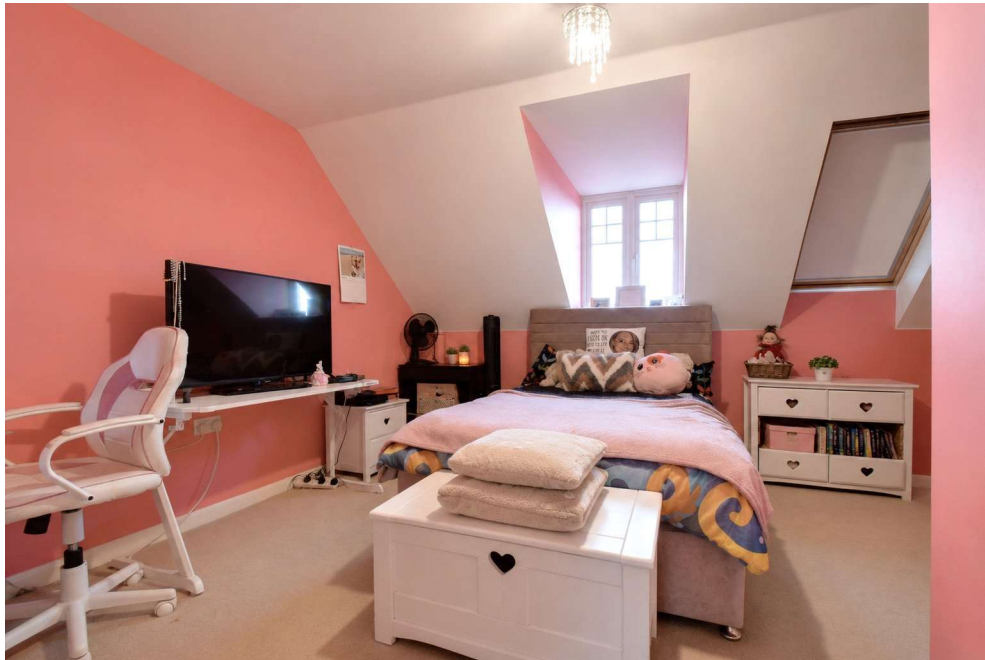
GET IN TOUCH

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DESCRIPTION

Occupying a desirable position within one of Northallerton's most sought-after residential developments, this spacious three-storey end-terrace townhouse offers flexible family accommodation, three generous double bedrooms and an impressive open-plan kitchen, dining and family room. Ideally located within approximately a ten-minute walk of the town centre via a convenient pedestrian pathway, the development also benefits from an attractive children's play park, making it particularly well suited to family living.

The property is entered via a welcoming entrance hall with stairs rising to the first floor and access to a useful cloakroom fitted with a WC and wash hand basin.

A particular highlight of the property is the generous open-plan kitchen, dining and family room, providing an excellent social space for modern living and entertaining. The kitchen is fitted with a range of cream wall and base units with contrasting work surfaces and incorporates an integrated dishwasher, fridge freezer, wine fridge, washing machine, gas hob with extractor hood above and electric oven. There is ample space for both a dining table and relaxed seating area, together with a useful understairs storage cupboard. French doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces.

A second reception room on the ground floor offers excellent versatility and could be utilised as a home office, playroom, snug or formal dining room depending on individual requirements.

The rear garden has been designed with ease of maintenance in mind, featuring an attractive paved patio together with an artificial lawn, all enclosed by timber fencing with gated side access.

To the first floor, the spacious principal bedroom enjoys dual aspect windows together with a private en-suite shower room comprising a shower enclosure, WC and wash hand basin. Also on this floor is a generous living room with French doors opening onto a charming balcony. For those requiring additional bedroom accommodation, this versatile room could equally serve as a fourth bedroom if desired.





The second floor provides two further well-proportioned double bedrooms together with the family bathroom, fitted with a bath with shower over, WC and wash hand basin.

Externally, the property benefits from a semi-detached garage and driveway providing off-street parking.

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.

Charges

North Yorkshire Council Tax Band D.

Viewings

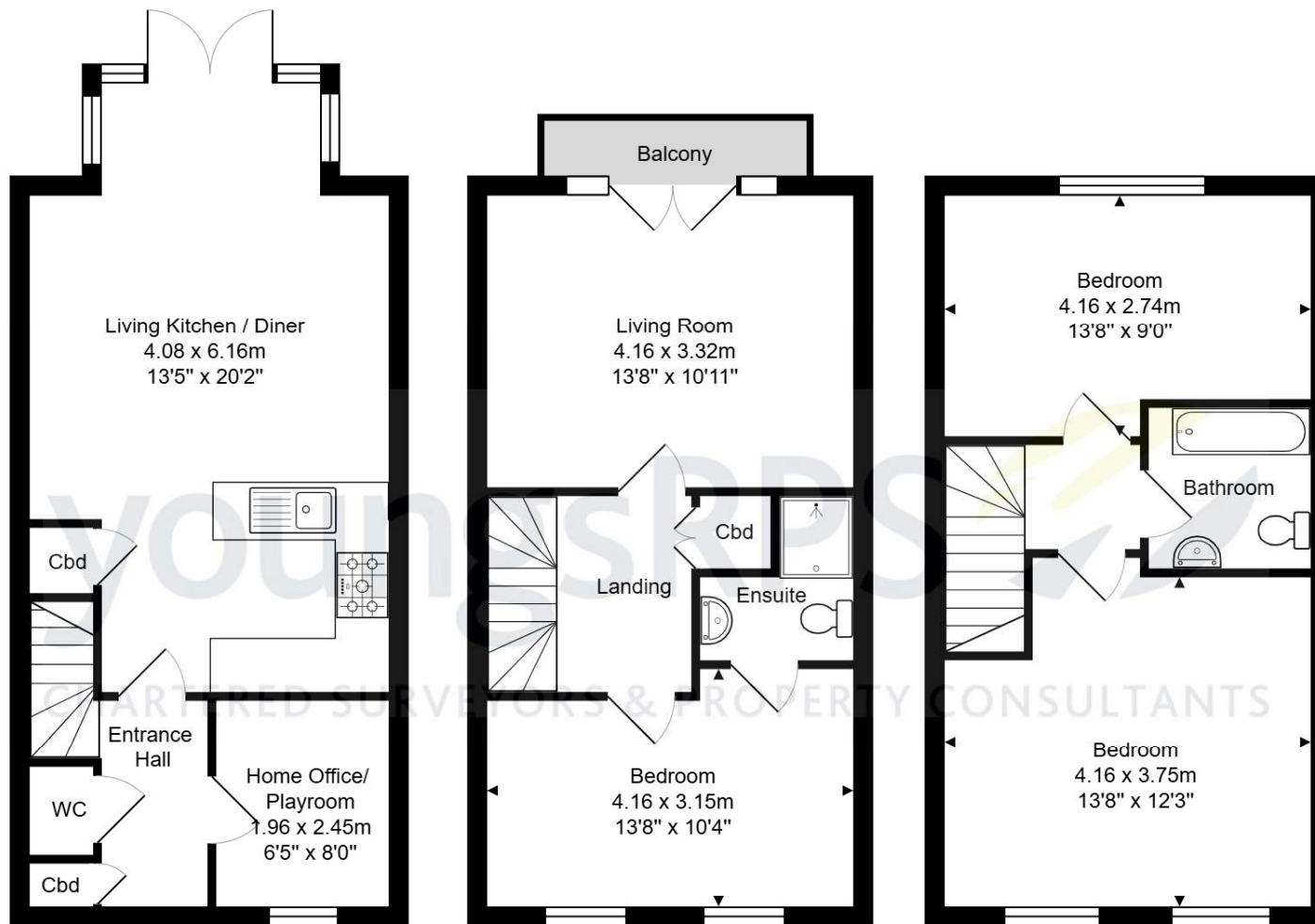
Viewings are strictly by appointment. Please contact the agent.

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.



All measurements are approximate and for display purposes only.

www.youngsrps.com
Northallerton 01609 773004



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