



12 THIRSK ROAD, NORTHALLERTON  
NORTH YORKSHIRE, DL6 1PF



## 12 THIRSK ROAD

Northallerton, North Yorkshire, DL6 1PF

A charming two bedroom period cottage conveniently situated close to Northallerton High Street and within walking distance of the railway station. Offering well-presented accommodation throughout, the property benefits from a spacious living room, fitted kitchen/dining room, enclosed west-facing courtyard and is available with no onward chain.

- CHAIN FREE
- Characterful Two Bedroom Cottage
- Convenient Location Close to the Town Centre
- Modern Kitchen Diner
- Westerly Facing Garden
- On Street Parking
- EPC Rating D

**GUIDE PRICE £157,000**

### GET IN TOUCH

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

01609 773004

northallerton@youngsrps.com





## **DESCRIPTION**

A charming period cottage situated in a convenient position close to Northallerton High Street and within easy walking distance of the railway station. Offering well-presented accommodation throughout, the property benefits from gas fired central heating, UPVC double glazing and an enclosed west-facing rear courtyard.

The accommodation comprises an entrance hall, a spacious living room with square bay window to the front elevation and useful understairs storage cupboard, together with a fitted kitchen/dining room with door opening onto the rear courtyard. To the first floor there are two bedrooms, including a generous principal bedroom with walk-in wardrobe/storage cupboard, both served by a modern shower room fitted with a white suite and double corner shower.

Externally, the enclosed rear courtyard enjoys a westerly aspect and benefits from gated pedestrian access to the front. Offered for sale with no onward chain, the property would make an ideal first-time purchase, investment opportunity or downsize home.



## **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, drainage & electric, gas central heating.





### **Charges**

North Yorkshire Council Tax Band B.

### **Tenure**

The property is Freehold.

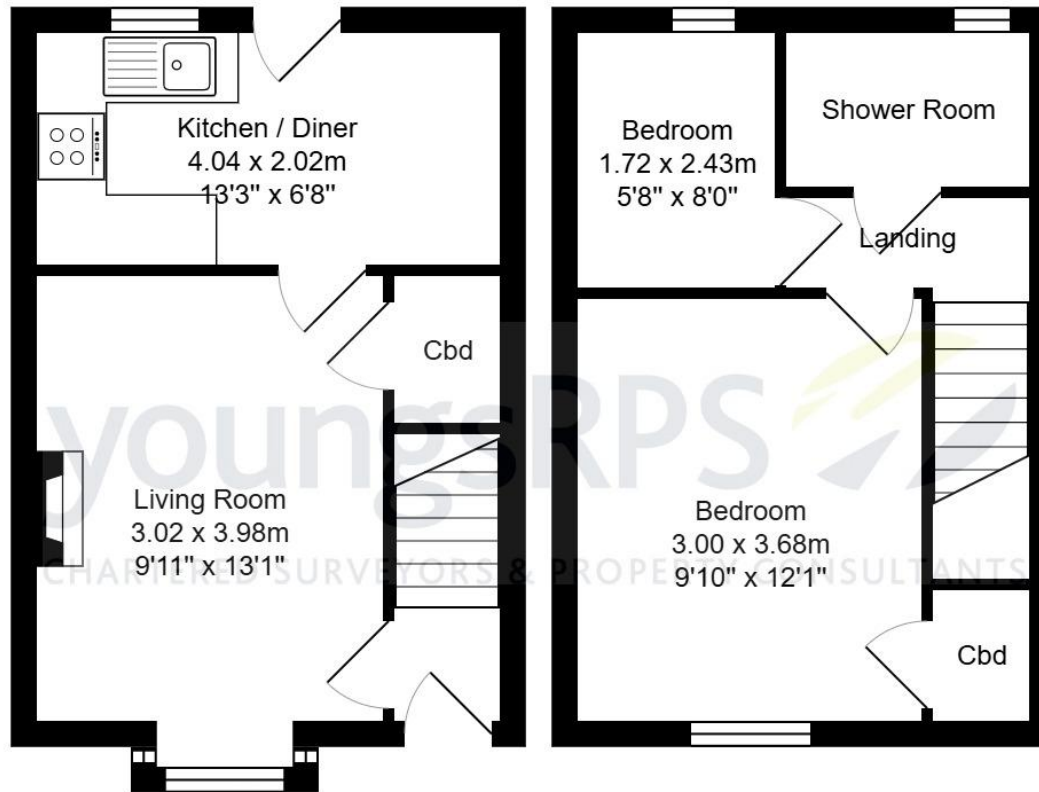
### **Viewings**

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.





Total Area: 50.1 m<sup>2</sup> ... 540 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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



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