



1 OAK GROVE, NORTHALLERTON
NORTH YORKSHIRE, DL6 1LG



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A two-bedroom semi-detached home occupying a generous plot with off-street parking, attached garage and attractive mature gardens to both the front and rear. Conveniently situated close to local amenities, the property offers spacious accommodation including two reception rooms and two double bedrooms, whilst presenting an excellent opportunity for purchasers to modernise and create a home to their own taste and specification.

- End Terraced House
- Requiring Modernisation
- Two Double Bedrooms
- Driveway and Garage
- Gardens to Front & Rear
- EPC Rating TBC

GUIDE PRICE £145,000

GET IN TOUCH

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DESCRIPTION

The property is entered via a uPVC front door into a welcoming entrance hall with staircase rising to the first floor. To the front of the property is a spacious living room featuring a large window and fireplace, which opens through to the dining room. The dining room enjoys sliding patio doors providing direct access to the rear garden, creating an ideal space for both everyday living and entertaining.

The kitchen can be accessed from both the hallway and dining room and offers excellent scope for updating to suit individual tastes and requirements. It is fitted with a range of wall and base units with laminate work surfaces, incorporating a sink and drainer, together with space for a freestanding electric cooker and plumbing for a washing machine. A rear-facing window overlooks the garden, whilst a useful storage cupboard and door lead through to a utility room/outbuilding, which also houses the gas central heating boiler.

To the first floor are two generous double bedrooms. The principal bedroom benefits from fitted wardrobes and a useful storage cupboard with its own window, whilst the second bedroom enjoys pleasant views over the rear garden and incorporates a shower cubicle. The accommodation is completed by a shower room fitted with a double shower enclosure, wash hand basin, WC and storage cupboard.

Externally, the property offers off-street parking via a concrete driveway leading to an attached single garage with up-and-over door. The front garden is predominantly laid to lawn and complemented by mature shrubs and hedging, providing a good degree of privacy. A pathway leads to the front entrance. To the rear, the enclosed garden is again mainly laid to lawn with established trees and shrubs, together with brick wall boundaries and gated access.

The property would benefit from a programme of general modernisation and cosmetic improvement throughout, presenting an excellent opportunity for purchasers to update and personalise the accommodation to their own specification.

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.

Viewings

Strictly by appointment only. Please contact the agent on 01609 773004.

Services

Mains electricity, water, gas and drainage are connected.

Tenure

The property is Freehold.

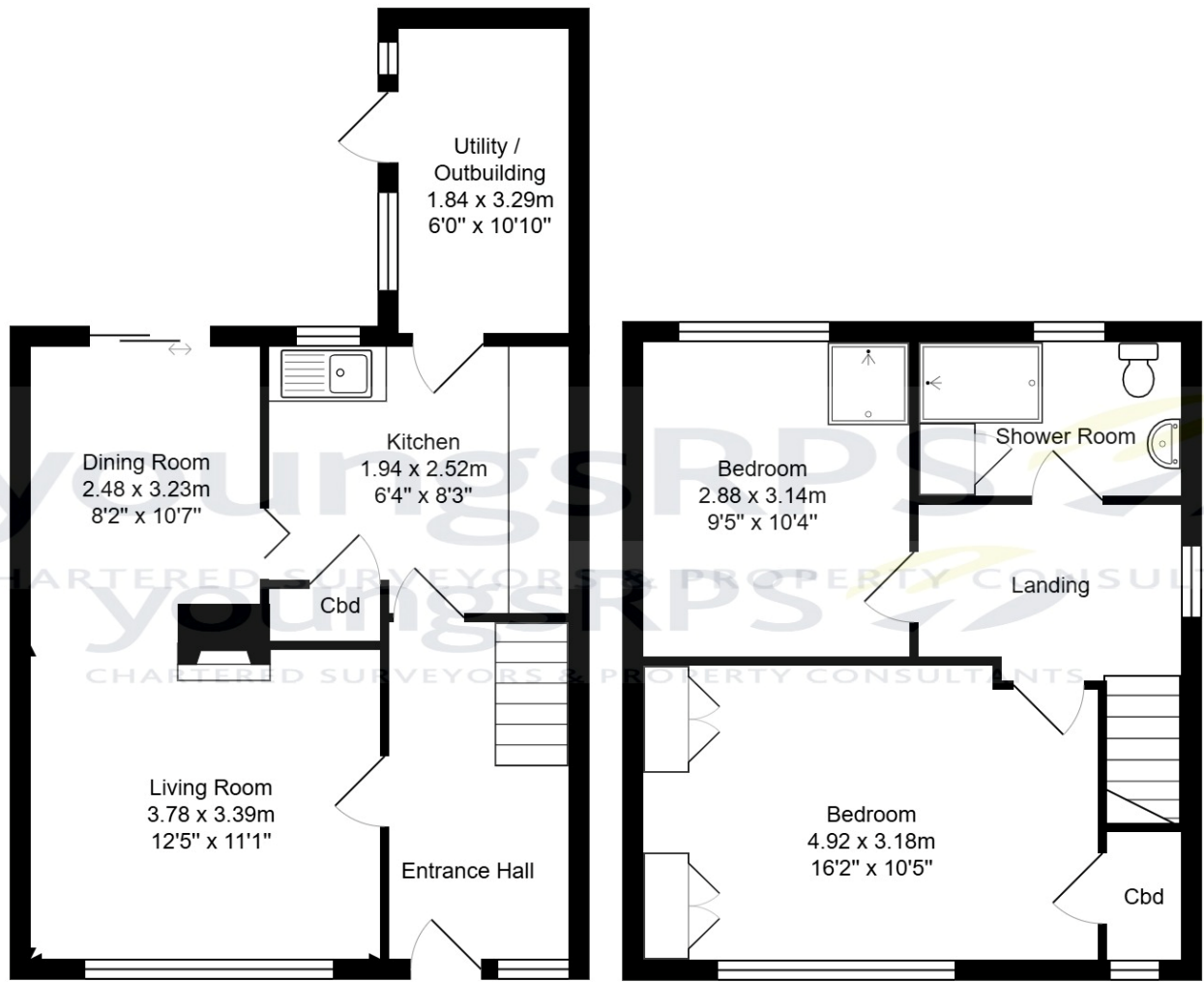
Charges

North Yorkshire Council Tax Band B.

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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