



11 SOUTH VALE, NORTHALLERTON  
NORTH YORKSHIRE, DL6 1DQ



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Northallerton, North Yorkshire, DL6 1DQ

A well-presented two bedroom detached bungalow occupying a sought-after position within easy reach of Northallerton town centre and railway station. Offered for sale with no onward chain, the property enjoys generous gardens, ample off-street parking and a detached garage, whilst also offering excellent potential to extend or further enhance, subject to the necessary planning consents.

- Detached Bungalow
- CHAIN FREE
- Sought after South Side of Northallerton
- Two Bedrooms
- Beautiful Generous Gardens
- Scope to Extend (STPP)

**OFFERS OVER £300,000**

## GET IN TOUCH

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

01609 773004

northallerton@youngsrps.com





## DESCRIPTION

A well-presented two-bedroom detached bungalow occupying a sought-after position within easy reach of Northallerton town centre and the mainline railway station. Offered for sale with no onward chain, "Newlyn" enjoys generous gardens, ample off-street parking and a detached garage, whilst also offering excellent potential for extension or further development, subject to the necessary planning consents.

The accommodation is entered via a welcoming entrance hall with useful storage cupboard housing the gas central heating boiler. The spacious living room enjoys a pleasant outlook and features a fireplace with electric stove, creating a warm and inviting focal point. The modern kitchen is fitted with a range of white wall and base units with laminate work surfaces incorporating an integrated fridge and freezer, plumbing for a washing machine, electric oven and gas hob with extractor hood over. A door from the kitchen provides access to the side of the property. An inner hall leads to two well-proportioned bedrooms, including a generous principal bedroom fitted with a full wall of bedroom furniture. The bathroom comprises a white suite including a bath with shower over, wash hand basin and WC, complemented by fully tiled walls and a heated towel rail.

Externally, the property occupies a particularly attractive plot with a beautifully maintained rear garden, offering a high degree of privacy and an excellent space for outdoor entertaining or gardening enthusiasts. A driveway provides parking for multiple vehicles and leads to the detached garage, which benefits from a rear access door.

The size of the plot and layout of the property offer exciting scope for purchasers to further enhance or extend the accommodation, subject to obtaining the necessary planning permissions. Viewing is highly recommended.

## LOCATION

Situated in the popular market town of Northallerton, this property is within walking distance of the wide range of facilities and amenities the town has to offer. It is well placed for both primary and secondary schooling. Northallerton is a thriving town, home to a weekly market that has been running since it was first chartered in 1200. The bustling High Street offers a mix of independent businesses, including delicatessens,







greengrocers, and department stores, alongside well-known national retailers. Residents can also enjoy a variety of leisure facilities such as sports clubs, restaurants, pubs, a theatre, bowling alley, and cinema.

Ideally positioned between the Yorkshire Dales National Park and the North York Moors National Park, Northallerton is perfectly located for those who enjoy both countryside and city life. Excellent road and rail links provide convenient access to Darlington, Newcastle, York, Leeds, and beyond, making it an ideal location for commuters as well as those seeking a vibrant yet scenic place to live.

#### **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.

#### **Tenure**

The property is Freehold.

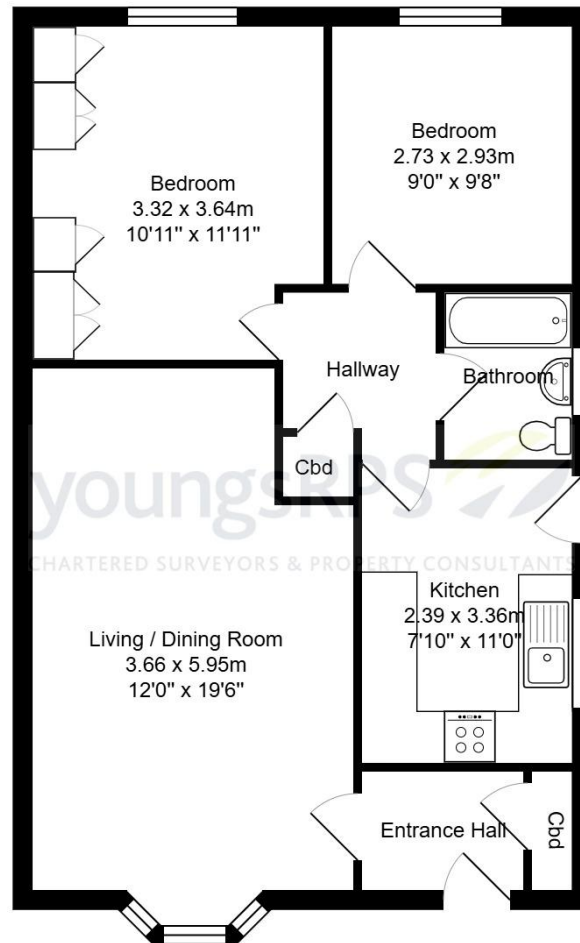
#### **Viewings**

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: 72.1 m<sup>2</sup> ... 777 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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