



3 OTTER GARTH, NORTHALLERTON  
NORTH YORKSHIRE, DL6 2FW



## 3 OTTER GARTH

Northallerton, North Yorkshire, DL6 2FW

A beautifully presented three-bedroom semi-detached home enjoying an attractive open aspect to the front. The accommodation briefly comprises an entrance hallway, spacious living room, modern kitchen diner, large sun room, and a downstairs WC. To the first floor are three well-proportioned bedrooms and a contemporary house bathroom. Externally, the property benefits from an attractive rear garden and off-street parking for two vehicles to the front.

- Three-bedroom semi-detached home
- Large newly installed sun room
- Rear garden & driveway parking
- Modern family living throughout

**OFFERS OVER £270,000**

### GET IN TOUCH

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

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## DESCRIPTION

Introducing this beautifully presented three-bedroom semi-detached property enjoying an attractive open aspect to the front. Offering spacious and versatile accommodation throughout, this home is ideal for modern family living.

The ground floor briefly comprises an entrance hallway, comfortable living room, stylish kitchen diner, newly installed spacious sun room providing additional living and entertaining space, and a convenient downstairs WC. To the first floor are three well-proportioned bedrooms and a contemporary house bathroom.

Externally, the property benefits from a well-maintained rear garden, perfect for relaxing or entertaining guests, along with off-street parking for two vehicles to the front.

Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

## 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 twice 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 drainage, water & electric. Gas central heating.







### **Charges**

North Yorkshire Council Tax Band C.

### **Viewings**

By appointment only please contact agent.

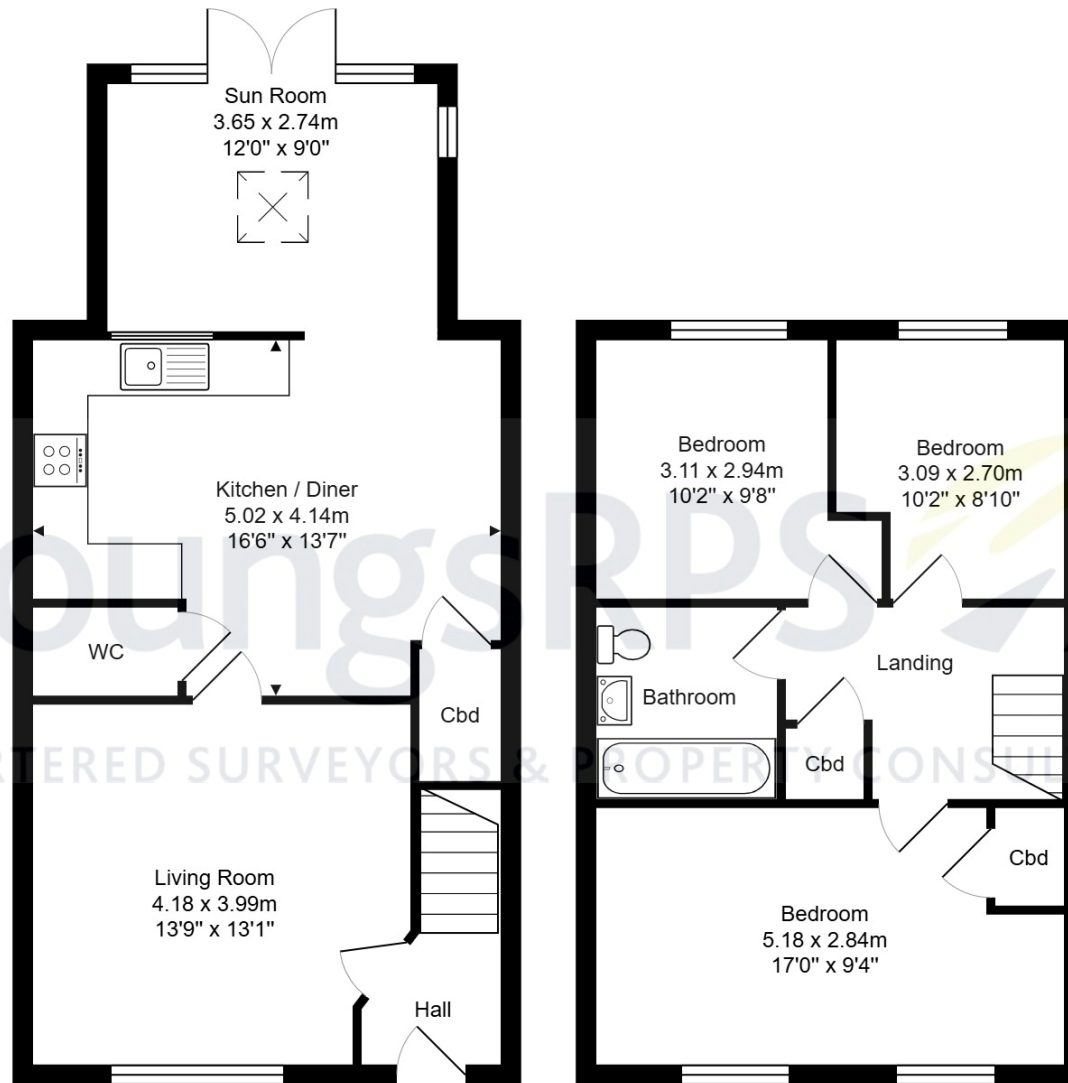
### **Tenure**

The property is Freehold but a management charge of circa £90 per annum is payable for the maintenance of communal outside space.

### **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](http://www.youngsrps.com)  
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