



2 HERDWICK ROW, NORTHALLERTON ROAD
BROMPTON, NORTHALLERTON, DL6 2EF



2 HERDWICK ROW

Northallerton Road, Brompton, Northallerton, DL6 2EF

A well-presented four-bedroom detached family home occupying a pleasant position overlooking Northallerton Sports Village and within walking distance of the town centre, railway station and local schools. Offering a spacious living room, separate dining room, superb dining kitchen, principal bedroom with en-suite, integral garage, driveway parking and an enclosed rear garden, the property is ideally suited to modern family living.

- Four Bedrooms
- Detached Family Home
- Walking Distance To Town Centre
- Off Street Parking & Garage

Guide Price £350,000

GET IN TOUCH

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

01609 773004

northallerton@youngsrps.com





DESCRIPTION

A substantial four-bedroom detached family home occupying a pleasant position on a modern development overlooking Northallerton Sports Village and within walking distance of the town centre, railway station, local schools and amenities. The property benefits from off-street parking, an integral garage and an enclosed rear garden.

The front door opens into a welcoming entrance hall with staircase rising to the first floor and a cloakroom/WC. To the front of the property is a spacious dining room, whilst to the rear is a generous living room with French doors opening onto the garden. Also overlooking the rear garden is an impressive dining kitchen fitted with a range of contemporary white gloss wall and floor units complemented by quartz worktops and incorporating a sink and drainer, induction hob, double oven, fridge freezer, dishwasher and washing machine. The kitchen offers ample space for a breakfast table and chairs and also benefits from French doors opening onto the rear garden.

To the first floor is the principal bedroom with fitted wardrobes and an en-suite shower room comprising shower enclosure, wash hand basin and WC. There are three further well-proportioned bedrooms and a family bathroom fitted with a panelled bath, wash hand basin and WC.

Externally, the property is approached via a driveway providing off-street parking and access to the integral garage. To the rear is an enclosed garden, laid mainly to lawn with a paved seating area, providing an excellent space for family life and outdoor entertaining.

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.

Tenure

The property is Freehold but a management charge of approx £150 per annum is payable for the maintenance of communal outside space.

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 E.

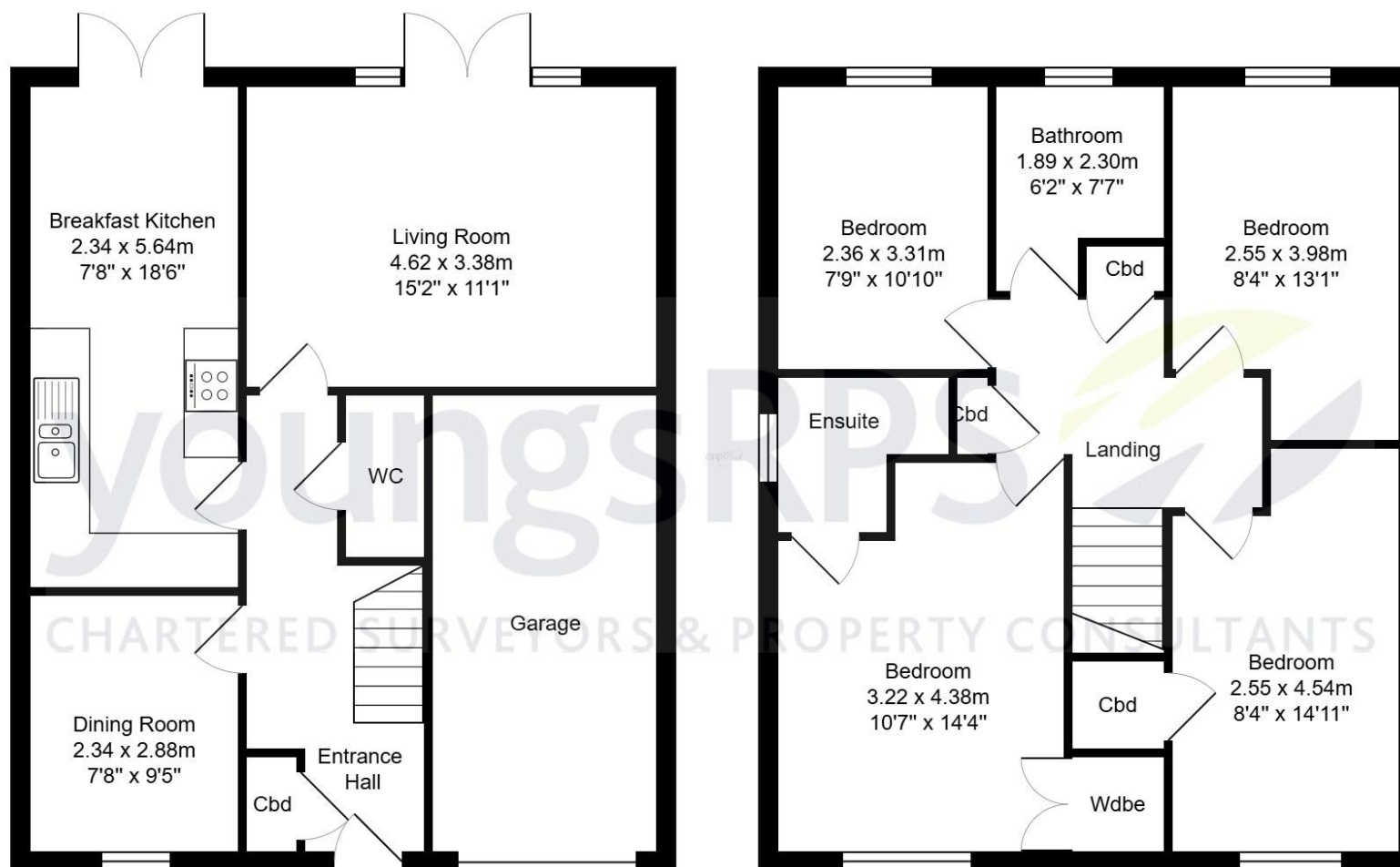
Viewings

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.





All measurements are approximate and for display purposes only.

Total Area: 117.7 m² ... 1267 ft²

www.youngsrps.com
Northallerton 01609 773004



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of youngsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.