



99 ASHLANDS ROAD, NORTHALLERTON
NORTH YORKSHIRE, DL6 1HA



99 ASHLANDS ROAD

Northallerton, North Yorkshire, DL6 1HA

A well-presented three-bedroom end-terrace family home enjoying an open outlook over a small green area with trees. Offering spacious accommodation throughout, the property features a generous sitting room, kitchen/diner, downstairs WC, three bedrooms, modern shower room, front and rear gardens, uPVC double glazing and gas central heating. An ideal home for families, first-time buyers or those looking for a well-proportioned property.

- Three Bedrooms
- End-Terrace House
- Open Outlook to Green Area
- Ideal Family Home
- Downstairs WC
- Attractively Presented

GET IN TOUCH

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

01609 773004

northallerton@youngsrps.com





DESCRIPTION

This well-presented three-bedroom end-terrace property offers spacious and practical accommodation throughout, making it an ideal home for families, first-time buyers or those looking for a comfortable property in a convenient location.

The property is entered via a front door into a useful entrance area, with doors leading through to the main living accommodation. The sitting room is a bright and comfortable space, benefiting from natural light and providing an ideal area for relaxing and everyday living.

To the rear of the property is the kitchen/diner, fitted with a range of base units, complementary work surfaces, inset sink unit, space for appliances and useful storage cupboards. The dining area provides ample space for a table and chairs, with stairs rising to the first floor and access leading through to the rear entrance. A downstairs WC completes the ground floor accommodation.

To the first floor, the property offers three bedrooms, with the main bedroom benefiting from built-in storage, while the remaining bedrooms also provide useful storage solutions. The family shower room is fitted with a modern suite comprising a low-level shower, WC and wash hand basin, with tiled finishes adding to the practical nature of the room.

Externally, the property benefits from gardens to both the front and rear. The front garden is laid for ease of maintenance and enjoys an attractive outlook over a small green area with a selection of trees, providing a pleasant open aspect. The rear garden offers a lawned area, patio seating area, useful storage shed and rear access.

LOCATION

Situated within the popular market town of Northallerton, the property enjoys a highly convenient location within walking distance of the wide range of amenities and facilities the town has to offer. Rufus Way is just a short stroll from a family-friendly open space featuring a children's play area and a convenient pedestrian route into the town centre. The property is also well positioned for both primary and secondary schooling.

Northallerton is a thriving market town, with a weekly market that has been held since





it was granted its charter in 1200. The bustling High Street offers an excellent mix of independent retailers, including delicatessens, greengrocers and department stores, alongside a selection of national chains. Leisure facilities are plentiful and include sports clubs, restaurants, public houses, a theatre, bowling alley and cinema.

Ideally located between the Yorkshire Dales National Park and the North York Moors National Park, Northallerton is also well suited to commuters, benefiting from excellent road and rail links providing easy access to Darlington, Newcastle, York, Leeds and beyond. This makes it an ideal location for those seeking to balance countryside living with convenient access to major towns and cities.

Charges

North Yorkshire Council Tax Band B.

Viewings

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

Services

Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water.

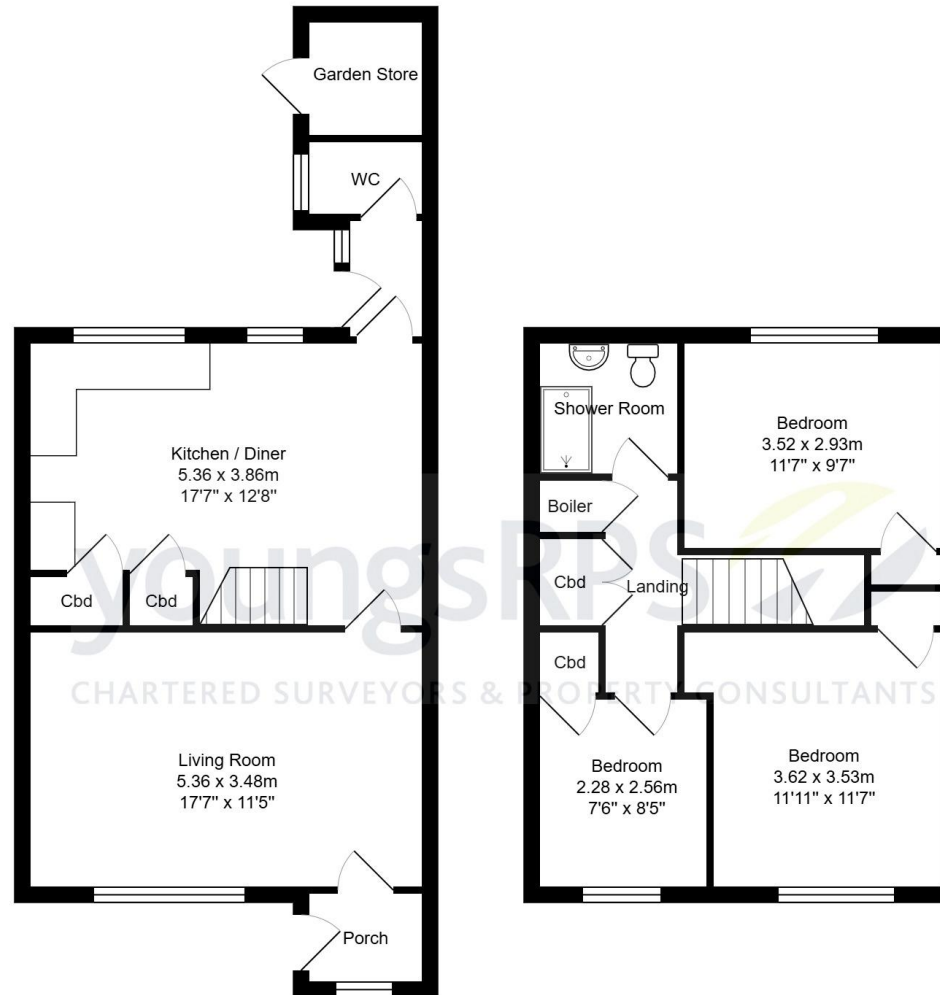
Tenure

The property is Freehold.

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: 88.0 m² ... 947 ft²

All measurements are approximate and for display purposes only.

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.