



39 GOLDFINCH WAY, NORTHALLERTON  
NORTH YORKSHIRE, DL6 2FT



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Northallerton, North Yorkshire, DL6 2FT

A well-presented three-bedroom semi-detached family home occupying a pleasant position with a private westerly facing rear garden. Offering spacious accommodation including a generous living room, open-plan kitchen diner and ground floor WC, the property is ideally suited to first-time buyers, growing families or those looking to downsize, whilst benefiting from easy access to local amenities and transport links.

- End Terraced House
- Three Bedrooms
- Two Off Street Parking Spaces
- Beautifully Presented Throughout
- Attractive Landscaped Gardens
- EPC Rating B

**OFFERS OVER £235,000**

### GET IN TOUCH

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

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## DESCRIPTION

The property is accessed via a composite entrance door into a welcoming entrance hall with staircase rising to the first floor. To the front of the property is a spacious living room with window overlooking the front elevation. To the rear is a generous open-plan kitchen diner, fitted with a range of contemporary light grey wall and base units complemented by laminate work surfaces and incorporating a stainless steel sink and drainer, gas hob with extractor hood over and electric oven. There is space for both a washing machine and dishwasher, together with a freestanding tall fridge freezer. The room offers ample space for a dining table and chairs, benefits from a useful understairs storage cupboard and provides access to a convenient ground floor cloakroom/WC.

To the first floor are three generous bedrooms together with a house bathroom comprising a panelled bath with shower over, wash hand basin and WC.

French doors from the dining area open onto the attractive, landscaped rear garden, which enjoys a desirable westerly aspect. Designed for ease of maintenance, the garden features a paved patio, raised planted borders with a variety of mature shrubs, a timber shed and a timber bin store, all enclosed by timber fencing with gated side access. Please note there is a pedestrian right of way along the side of the property in favour of the neighbouring property.

## 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.

#### **Viewings**

Viewings are strictly by appointment. 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.

#### **Charges**

North Yorkshire Council Tax Band C.

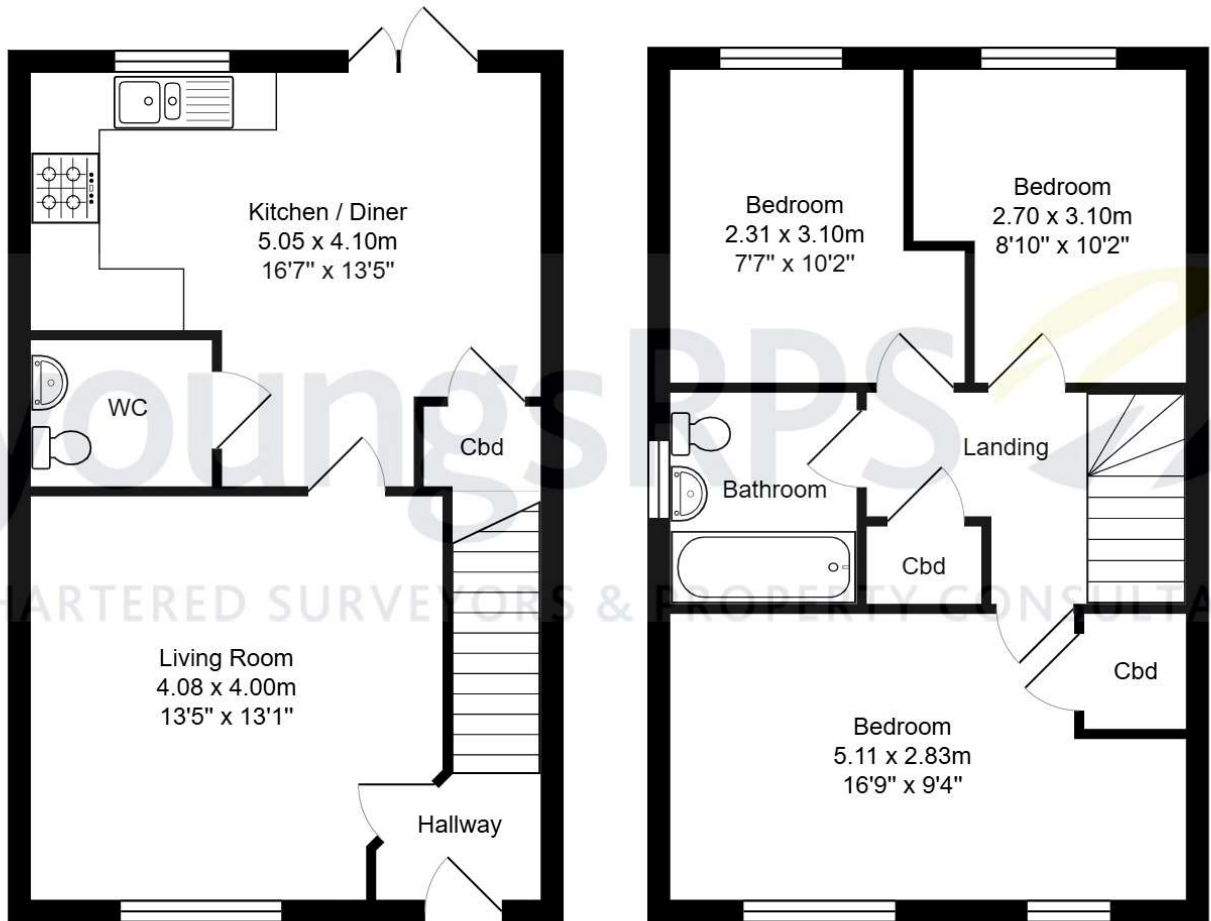
#### **Tenure**

The property is Freehold but a management charge of circa £100.50 per annum is payable for the maintenance of communal outside space. This is reviewed annually.

#### **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)  
Northallerton 01609 773004



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