



2 SPRING HILL, WELBURY
NORTHALLERTON, NORTH YORKSHIRE, DL6 2SQ



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A spacious four-bedroom detached family home in the sought-after village of Welbury, offering generous living accommodation, an updated kitchen, landscaped gardens, garage and ample parking. Having undergone significant improvements, the property also offers buyers the opportunity to complete the remaining works to create a fantastic family home.

- Substantial Detached Family Home
- Sought After Village Location
- Four Bedrooms
- Stunning Gardens
- Garage & Off Street Parking
- EPC Rating F

OFFERS OVER £395,000

GET IN TOUCH

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DESCRIPTION

The property is entered through a welcoming entrance hallway with a useful storage cupboard and stairs rising to the first floor. Doors lead to the spacious living/dining room, updated kitchen, ground floor bedroom, utility room and shower room.

The living and dining room is an impressive family space, centred around a log-burning stove and offering ample room for both seating and dining furniture. Sliding patio doors open onto the rear garden, filling the room with natural light and creating an ideal space for entertaining. The room flows seamlessly into the kitchen, providing a sociable layout for modern family living.

The kitchen has been fitted with an attractive range of sage green shaker-style wall and base units, complemented by wood-effect worktops and tiled splashbacks. Features include a fitted range cooker with extractor hood over, ceramic sink and drainer, breakfast bar with seating, together with space for a fridge freezer and dishwasher.

Leading from the kitchen is a practical boot room, providing access to the attached garage, utility room and rear garden. The utility room offers additional wall-mounted storage cupboards together with plumbing for a washing machine and space for a tumble dryer.

The ground floor bedroom is a generous double with fitted wardrobes and offers excellent flexibility, making it ideal as a guest bedroom, home office or playroom. Completing the ground floor is the shower room, where a new WC and wash hand basin have been installed, with first-fix plumbing in place for a shower, allowing the room to be completed to the purchaser's own specification.

To the first floor are three further bedrooms. The principal bedroom is a spacious double with fitted wardrobes, while the second double bedroom benefits from access to a useful storage room with a window, offering excellent additional storage or potential for a variety of uses. The fourth bedroom is a comfortable single room. The family bathroom is fitted with a panelled bath, walk-in shower, vanity wash hand basin and WC. The landing also benefits from two useful storage cupboards.





Externally, the property enjoys a lawned front garden, while the landscaped rear garden has been thoughtfully designed with lawned areas, paved seating areas and planted borders, all enclosed by mature hedging to provide a good degree of privacy. An attached garage and driveway provide ample off-street parking for several vehicles.

LOCATION

Welbury is a picturesque and highly regarded village set within the rolling North Yorkshire countryside, ideally positioned between Northallerton and Yarm. The village offers a peaceful rural setting with a strong sense of community, centred around a traditional village green, church and well-regarded public house. Surrounded by open countryside, the area is ideal for walking, cycling and enjoying the nearby Hambleton Hills and North York Moors National Park.

Despite its tranquil setting, Welbury remains conveniently placed for access to the market towns of Northallerton, Stokesley and Yarm, all of which provide a wider range of shopping, leisure and educational facilities. Excellent transport links are also available nearby, including the A19 and A1(M), together with mainline rail services from Northallerton offering direct connections to York, Leeds and London Kings Cross.

Services

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

Charges

North Yorkshire Council Tax Band G.

Viewings

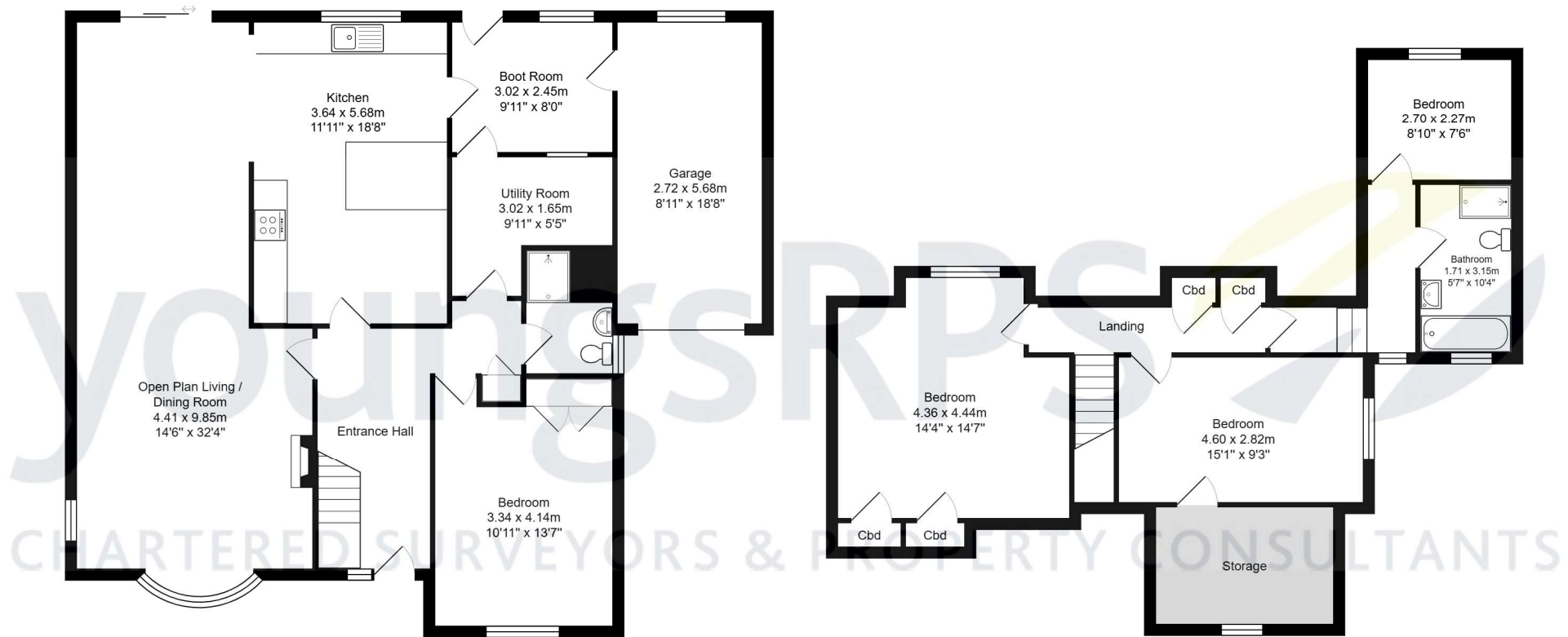
Strictly by appointment only. Please contact the Agent on 01609 773004.

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: 190.0 m² ... 2045 ft²

All measurements are approximate and for display purposes only.

www.youngsrps.com
Northallerton 01609 773004



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