



1 Breakspeare Garth, Northallerton

Offers in the Region of £420,000

Located in this popular and convenient area of Northallerton, this four bedroomed detached property sits on a large corner plot and is finished to the highest of standards. To the ground floor is a living room with a media wall, a study, a cloakroom and an open plan fully integrated dining kitchen with quartz worktops, whilst to the first floor are four double bedrooms, the master bedroom with an ensuite and a family bathroom. Externally to the front there is a lawned front garden, off road driveway parking and a garage, whilst to the rear is a lovely lawned garden with a patio area.

Offered to the market CHAIN FREE, an early inspection is strongly recommended!

21 Market Place, Richmond, North Yorkshire, DL10 4QG

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Entrance Hallway:

Accessed via a part glazed composite front door, the welcoming hallway has a radiator, understairs storage and stairs to the first floor.

Living Room:

A fantastic space for relaxing, the focal point of the room is the media wall which comprises shelves with lighting, an electric fire and a TV point. With a shuttered bay window to the front of the property and two radiators.



Study:

A versatile room which would lend itself perfectly as a study or a playroom, with a shuttered window to the front of the property and a radiator.

Cloakroom:

Comprising a sink unit with a mixer tap, storage, plumbing for a washing machine and finished with quartz workshops, there is a wc, an extractor fan and a heated towel rail.



Dining Kitchen:

With a range of quality wall and base units with complimenting quartz countertops, integrated is an AEG double oven, an induction hob with an extractor fan over, a stainless steel inset sink, a fridge freezer, a dishwasher and a window overlooking the rear garden.



The kitchen provides ample space for family dining and has a TV point, a radiator and patio doors out to the rear garden.



First Floor Landing:

With loft access, a radiator and a cupboard.

Bedroom 1:

A double bedroom with built in wardrobes, a radiator and a window to the front of the property.



Ensuite:

Fully tiled, comprising a cubicle with a mains fed dual headed shower, a wc, a sink unit with a mixer tap and storage and a frosted window to the side of the property.

Bedroom 2:

A second double bedroom with a radiator and a window to the front of the property.



Bedroom 3:

A third double bedroom with a radiator and a window to the rear of the property.

Bedroom 4:

A fourth double bedroom with built in wardrobes, a radiator and a window to the rear of the property.

Bathroom:

Fully tiled with a bath, a glass screen and a mains fed shower over, a sink unit with a mixer tap and storage, a wc, a heated towel rail and a frosted window to the rear of the property.



External:

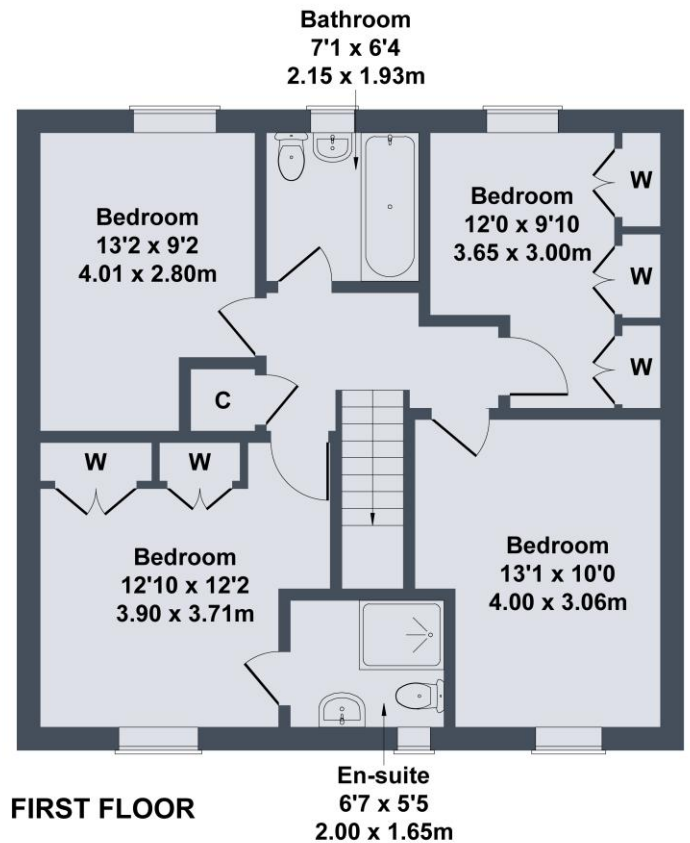
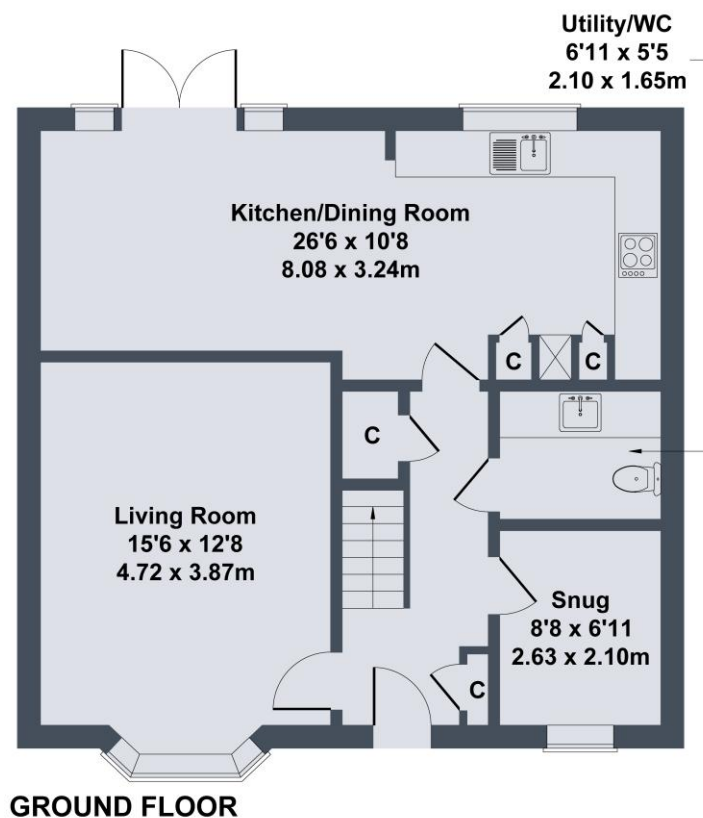
To the front of the property is a lawned front garden with off road driveway parking and a single garage with electric. Whilst to the rear is a lovely lawned garden with a patio area, electric sockets and an outdoor tap.



Additional Information:

The Postcode is DL6 2FJ, the Council Tax Band is E. The gas central heating combi boiler is located in the kitchen. Each room has individual thermostat controls.

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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.