



**106 Thirsk Road**  
Northallerton, DL6 1PL

youngsRPS 



# 106 Thirsk Road Northallerton DL6 1PL

## Guide Price: £425,000

A fantastic opportunity to buy this deceptively spacious home situated on a generous plot with mature gardens and within easy walking distance of both the town & mainline train station. The house provides flexible space suitable for both a family or couple wishing to future proof for their retirement. It enjoys a spacious living/dining room, garden room, breakfast kitchen, 4 double bedrooms & 3 bathrooms. The property would benefit from some modernisation and has scope to extend subject to planning permission. Externally, there is an integral oversized single garage & ample off-street parking.

- CHAIN FREE
- Deceptive Four Bedroom Dormer Bungalow
- Three Bathrooms
- 0.26 acre plot
- Some updating required

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Northallerton 01609 773004







The property is accessed via a UPVC door into a glazed entrance porch with UPVC door into the entrance hallway. The hallway is spacious and boasts two storage cupboards along with stairs rising to the first floor. To the left is a bright living/dining room with windows to the front and side allowing light to flood in. There is a carpeted flooring and electric fire with stone surround. A UPVC door lead into a spacious garden room with windows to side and rear and French doors overlooking the rear garden. Another door from the living/dining room accesses the kitchen which would benefit from modernisation and comprises oak wall and floor units, laminate worktops, two windows to the rear and a stainless steel sink and drainer. There is a fridge, freezer, oven, tumble drier and a washing machine. There is room for a breakfast table, two windows to the rear, a door to the hallway and a UPVC door to the rear garden. There are two bedrooms on the ground floor, both of which are doubles with extensive fitted wardrobe space. One also benefits from an ensuite shower room. The other bedroom is serviced by the ground floor bathroom which is of generous proportions and boasts a bath with shower over, WC, pedestal wash hand basin and airing cupboard. Both bathrooms would benefit from updating.

To the first floor there is a landing with cupboard and doors to two further double bedrooms with windows to the rear and eaves storage. A third bathroom, requiring updating, services these bedrooms and comprises a panel bath, WC and pedestal

wash hand basin.

The property is situated within a generous plot of 0.26 acres. The rear garden is south westerly facing and is laid mainly to lawn with mature shrub and tree borders. Steps lead up to a paved patio area with doors to the garden room and kitchen. An additional section of garden to the rear was previously used as a vegetable plot. There are two greenhouses, a timber shed and a useful "gardeners' toilet". The side garden is south facing and offers another generous outside space. It is mainly laid to lawn with mature shrubs and trees. There is a block paved driveway to the front of the property affording off street parking for several vehicles and leads to the integral oversized single garage with electric roller shutter doors, power, light, pedestrian door to side, loft storage space and gas central heating boiler. A tall hedge boundary provides privacy from the road. Timber gates allow access to either side of the property.

The property has so much potential to provide a lovely home for a new owner with scope for modernisation and extension subject to required planning permission. Viewing is recommended.

**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.

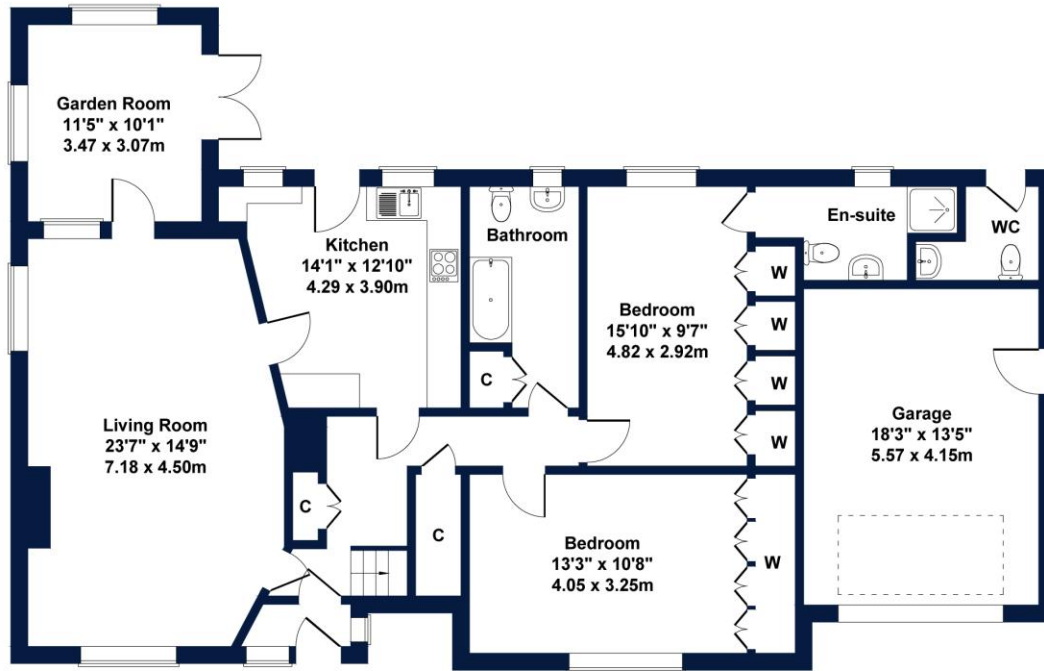
**SERVICES & CHARGES** Mains water, drainage & electric, gas central heating. North Yorkshire Council Tax Band D.

**TENURE** The property is FREEHOLD.

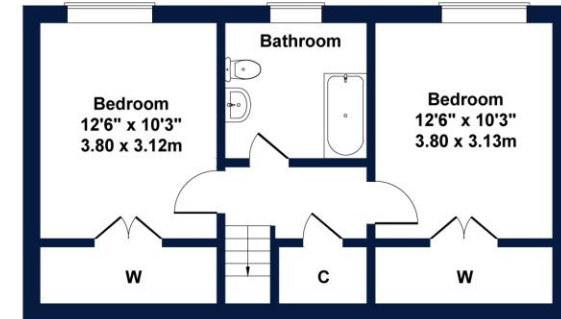
**AGENT'S NOTES** Yorkshire Water hold a right of access across part of the rear garden in relation to the mains sewerage for nearby properties.

We will be pleased to provide free, unbiased and professional advice, without obligation, on the marketing and current value of your present home.

106 Thirsk Road, Northallerton, DL6 1PL  
 Approximate Gross Internal Area  
 2088 sq ft - 194 sq m



GROUND FLOOR



FIRST FLOOR



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. 2023

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 53 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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