



9 Oak Mount Court
Northallerton, DL6 1PA

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Offers Over: £675,000

A prestigious 5 double bedroom detached house on an exclusive development on the much favoured south side of town. The property benefits from 2 spacious reception rooms, a superb open plan dining kitchen overlooking the rear garden. Viewing essential.

- 5 Double Bedroom Detached House
- Sought after location within walking distance of the town & mainline train station
- Superb open plan dining kitchen
- 3 Bathrooms
- Double garage & extensive parking
- Solar panels

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Northallerton 01609 773004



This substantial family home is located on one of Northallerton's most prestigious postcodes. The light & airy reception hall is spacious with a tiled floor and carpeted stairs rising to the first floor. There is a downstairs WC with modern fittings including mirrored light. Double doors from the entrance hallway leads into a capacious living room with feature bay window to front. The second generously proportioned reception room is found at the rear of the property, currently dressed as a dining room and boasting bi-folding doors onto the rear garden. The dining kitchen comprises oak coloured wall and floor units, laminate worktops and a 1 1/2 bowl sink and drainer. Integrated appliances include an induction hob with extractor over, double electric oven, fridge freezer and dishwasher. There are further bi-folding doors to the garden and ample room for a dining table, chairs and an additional seating space. Practical space can be found in the adjacent utility room with matching floor units and laminate worktops. There is a stainless steel sink and drainer, integrated washing machine, exit door to the side garden together with access to the double garage. The first floor boasts an attractive galleried landing with two airing cupboards. There are five double bedrooms, all enjoying fitted wardrobe space. The master and guest bedroom both have luxurious en-suites including double shower enclosures, WC and wash hand basins. The family bathroom services the remaining

bedrooms and comprises high quality fittings including bath with shower over, WC and wash hand basin. The loft space is substantial and spans the full width of the property. It can be accessed via a pull down ladder from the landing and offers huge scope for further extending the accommodation. Externally the rear garden is enclosed in timber fencing, laid mainly to lawn with patio area and timber garden shed. The front garden is laid to lawn with mature shrub and hedge boundary. An extensive block paved driveway provides off-street parking for several vehicles & leads to an integral double garage with power, light, gas central heating boiler and mechanics for the solar panel system, installed in 2022. The garage is currently used as a gym.

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 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 Mains electric, water & drainage, gas central heating. The property has 13 SolarEdge panels, a 5 kW SolarEdge Inverter and a 10 kW SolarEdge storage battery. These devices are integrated with a MyEnergy Zappi (EV Charger) and EDDI (Solar Energy Distribution) products. The system is intelligent and can be easily configured and controlled by the home owner. The EDDI controls where the incoming energy is distributed. If the battery is below 100% it will be recharged from solar followed by topping up the hot water tank and finally an EV if connected. Any surplus will be then sent to the grid and will be offset with the owners bill depending on their energy provider and tariff. In addition, the home owner can elect to recharge the 10kW battery overnight during off peak rates.

TENURE The property is freehold.

CHARGES North Yorkshire Council Tax Band G. There is a monthly





Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



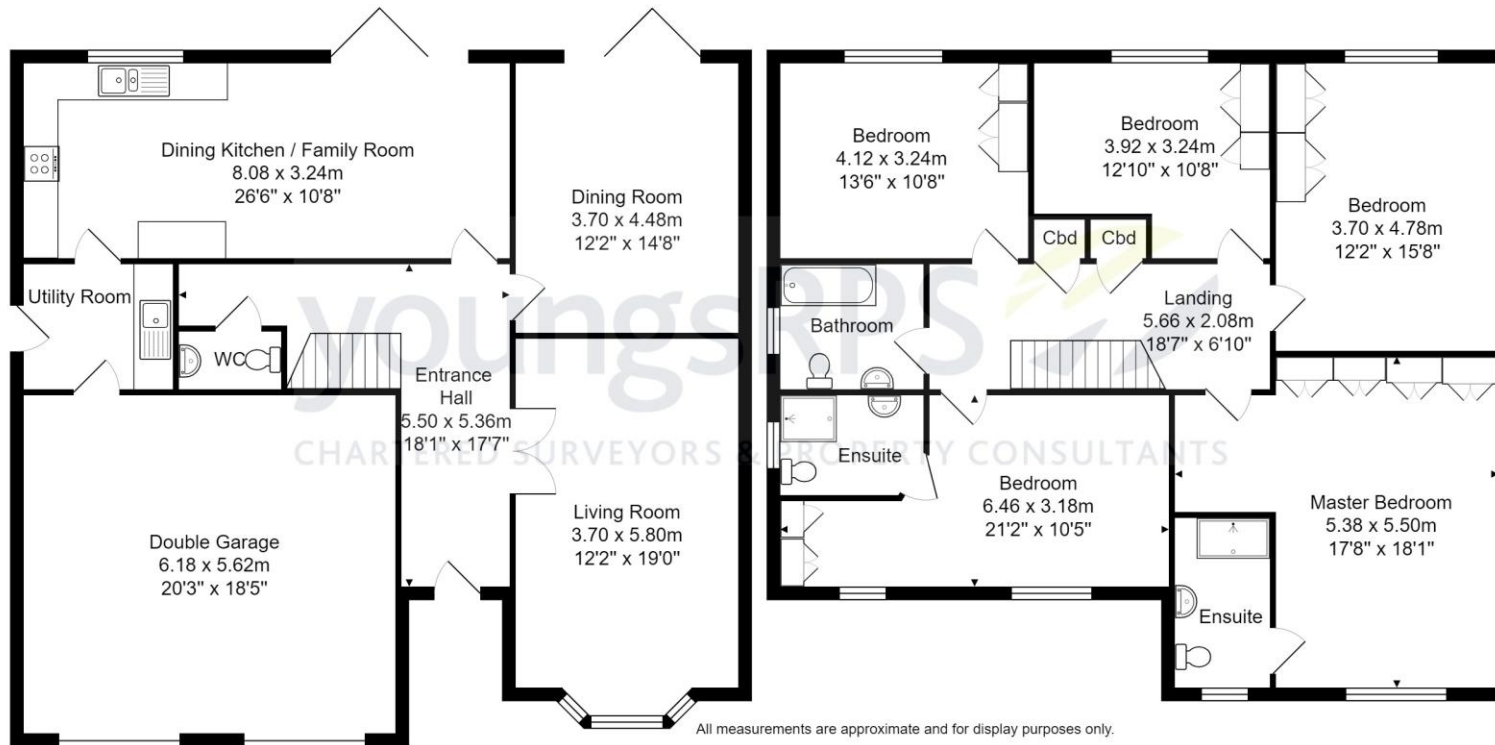
service charge of £41.10 in relation to maintenance of external areas.

VIEWINGS Strictly by appointment with the agents. Call 01609 773004.

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.

Total Area: 238.3 m² ... 2565 ft²

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 these 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.



R201

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