



8 St. Stephens Gardens
Northallerton, DL7 8XN

youngsRPS 

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OIRO: £475,000

A thoughtfully extended, detached family home located on a quiet cul-de-sac location close to the town centre and mainline railway station. The property comprises a modern kitchen diner, three reception rooms including superb orangery, downstairs WC, five bedrooms including master with ensuite, office/gym and attractive gardens.

- Substantial Detached Family Home
- Five Bedrooms
- Spectacular Orangery
- Modern Kitchen
- Attractive Gardens
- Integral Garage and Off Street Parking

youngsRPS 

Northallerton 01609 773004





This beautiful home is located on a quiet cul-de-sac in a sought after location close to Northallerton town centre and amenities. The property is accessed via a UPVC front door into a spacious hallway with tiled flooring, under stairs storage cupboard, downstairs WC and stairs rising into the first floor. A door to the left leads into a versatile room, which could be used as a playroom or office to suit the requirements of the new owner. To the right of the hallway is a spacious open plan living area with bay window to front, gas fire and opening into a spectacular orangery. This delightful room enjoys views of the rear garden which can be accessed via French doors. A further opening leads into the kitchen diner, which is fitted with grey wall and floor units, contrasting worktops, a one and a half bowl sink and drainer and six burner gas hob with extractor over. There is an integrated double oven, microwave, dishwasher, wine cooler, fridge and freezer. A large dining table fits nicely at the end of the kitchen, allowing this to be a lovely sociable space. Doors from the kitchen give access to the rear garden and also the integral single garage, currently fitted with beech coloured wall and floor units and laminate worktops. There is plumbing for a washing machine and space for a tumble dryer. Upstairs are 5 bedrooms, four of which benefit from built in wardrobes. The master bedroom enjoys an ensuite comprising large corner shower cubicle, WC and wash hand basin with vanity unit below. There are three further double bedrooms with fitted / built in wardrobes, a family bathroom and study / bedroom five.

The remaining bedrooms are serviced by the family bathroom which comprises bath with shower over, WC, wash hand basin with vanity unit below. The attractive rear gardens are mainly laid to lawn and wrap around the side of the property, resulting in a generously sized plot. Attractive borders of trees and shrubs surround the garden, which is enclosed in timber fencing, and affords a high level of privacy. An extension adjoining the side of the property offers an additional space useful as a home office/gym. The front of the property is mainly brick paved, affording off street parking for three vehicles. There is a gravelled area and mature shrub border. A timber gate leads down to the rear garden.

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 Moors 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.

TENURE The property is freehold.

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

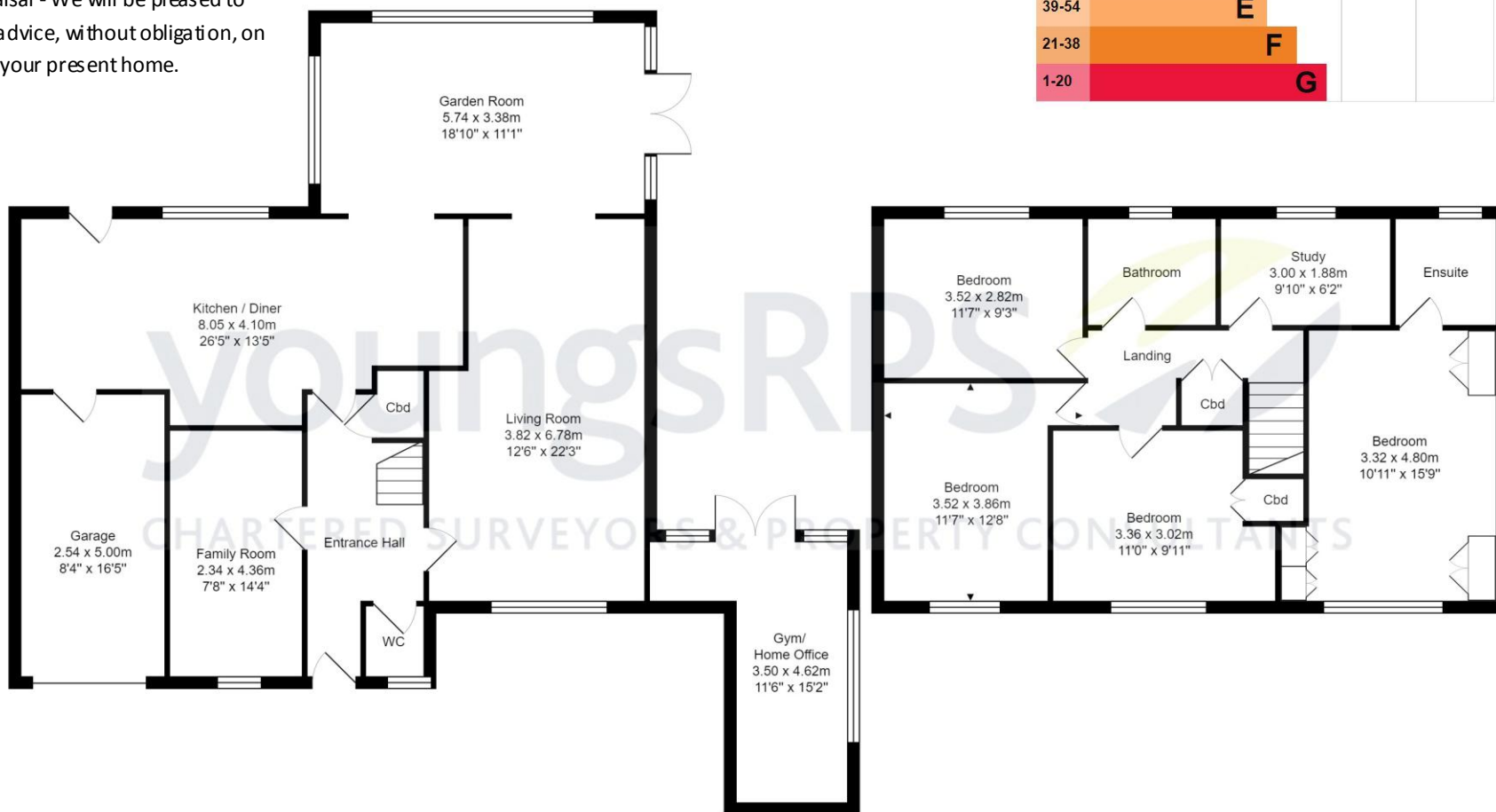


CHARGES North Yorkshire Council Tax Band E.

VIEWINGS Viewings are strictly by appointment. Please contact the agent on 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.



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NORTHALLERTON
General: 01609 773004
Land Agency: 01609 781234

northallerton@youngsrps.com

SEDFIELD
General: 01740 617377
Land Agency: 01740 622100

sedfield@youngsrps.com

NEWCASTLE
General: 0191 261 0300

newcastle@youngsrps.com

HEXHAM
General: 01434 608980
Land Agency: 01434 609000

hexham@youngsrps.com

DUMFRIES
General: 01387 402277

dumfries@youngsrps.com