



**17 Lees Lane**  
Northallerton, DL7 8DA

youngsRPS 



# 17 Lees Lane Northallerton DL7 8DA

**Offers Over: £495,000**

A unique opportunity to buy this substantial family home situated on a generous plot with mature gardens, open views and within walking distance of both the town & mainline train station. The house benefits from 3 well-proportioned reception rooms, kitchen, 4 bedrooms & 2 bathrooms. Externally, there is an attached single garage & off-street parking.

- Sought after location
- Substantial family home
- 4 bedrooms, 2 bathrooms
- South facing rear garden
- Open countryside views



**youngsRPS** 

Northallerton 01609 773004



A fantastic opportunity to purchase a spacious family home on one of Northallerton's most sought after postcodes. The property is accessed via an entrance portico into a hallway with stairs rising to first floor, downstairs WC and under stairs cupboard. To the right is a generously proportioned living room with windows to front and rear in addition to a door accessing the beautifully maintained gardens. Sliding doors allow access to the dining room which can also be accessed from the entrance hallway. A sunroom to the rear of the property is a lovely addition, allowing the owners to admire the rear garden. The master bedroom is found on the ground floor and enjoys a bank of fitted wardrobes in addition to a modern ensuite shower room.

The kitchen would benefit from some updating and briefly comprises white wall and floor units, laminate worktops and a one and a half bowl sink and drainer. There is an eyelevel double electric oven, electric hob, larder cupboard, integrated dishwasher and fridge. A door leads into the attached oversized single garage with electric roller doors, power, light and also housing the gas central heating boiler. There are pedestrian doors to the front and rear, along with a further door into the sunroom. The remaining three bedrooms are found on the first floor. They are all generous double bedrooms enjoying fitted wardrobes and views over open countryside to the rear. The bedrooms are serviced by the family bathroom which comprises panel bath, double corner, shower, cubicle, WC and wash hand basin with

vanity units below.

The gardens are a fantastic selling point of this property with total plot of approx. 0.2 of an acre. The garden is beautifully maintained and comprises a brick paved patio area, large lawn and mature borders of plants, shrubs and trees. The property is enclosed by hedge boundaries and overlooks open countryside to the rear. The front garden is equally as well maintained. It is laid to grass with low wall boundary to front and attractive flower and shrub borders. A tarmac driveway provides off street parking for several vehicles and leads to the attached garage.

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

**TENURE** The property is FREEHOLD.

**VIEWINGS** Strictly by appointment only. Please contact the office to arrange.





17 Lees Lane, Northallerton, DL7 8DA  
 Approximate Gross Internal Area  
 1948 sq ft - 181 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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