



52 Thirsk Road
Northallerton, DL6 1PL

youngsRPS 

**52 Thirsk Road
Northallerton
North Yorkshire
DL6 1PL**

Offers Over: £500,000

A substantial extended detached house with 3 spacious reception rooms, kitchen, ground floor bedroom with ensuite shower room, 4 further bedrooms & two luxurious bathrooms. The property has attractive gardens to the rear, off-street parking & is within easy walking distance of both the town & mainline train station.

- Sought after location of within easy reach of the town & mainline train station
- 3 spacious reception rooms
- Ground floor bedroom with ensuite
- In total 5 bedrooms, 3 bathrooms
- Attractive rear garden

youngsRPS 

Northallerton 01609 773004





This stunning property is accessed via a composite front door into an attractive entrance hall way with stairs rising to the first floor, solid oak flooring and under stairs storage cupboard. There are three generously proportioned reception rooms including a stylish living room with open fire, bay window to the front and window shutters for added privacy. The stunning garden room is a fantastic family space with exposed brickwork, herringbone engineered oak flooring, under floor heating, French doors to the rear and 4 Velux windows. The kitchen is accessed off the hallway and boasts sage coloured wall and floor units, granite worktops and a stainless steel 1 1/2 bowl sink and drainer. There is space for a large gas cooker, free standing fridge freezer and a sociable breakfast bar. A door leads through to the utility room with sage coloured floor units, marble and timber worktops, Belfast sink, plumbing for a washing machine, space for a dishwasher and the gas central heating boiler. An opening from the kitchen leads into a wonderful dining room with vaulted ceiling and French doors to the rear garden. Also accessed from the hallway is a downstairs double bedroom with fitted wardrobes and ensuite shower room, perfect for those requiring ground floor living. Upstairs are four further bedrooms including a master bedroom with attractive bay window to front. There is also an ensuite bathroom which would benefit from modernisation. Of the remaining three bedrooms, two are spacious doubles and the other a generous single, all of which benefit from fitted wardrobe

space. The modern family bathroom enjoys a claw foot bath, double corner shower enclosure, WC and wash hand basin with vanity unit below. A loft hatch from the landing allow access to a fully boarded loft space.

To the rear there is a lovely, southwest facing garden laid mainly to lawn with raised patio area and mature shrub and tree borders. There are two large timber sheds with power and light. The attractive front garden is laid to lawn, enclosed in low brick walling with shrub and flower borders. A paved driveway provides off street parking for two vehicles.

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.

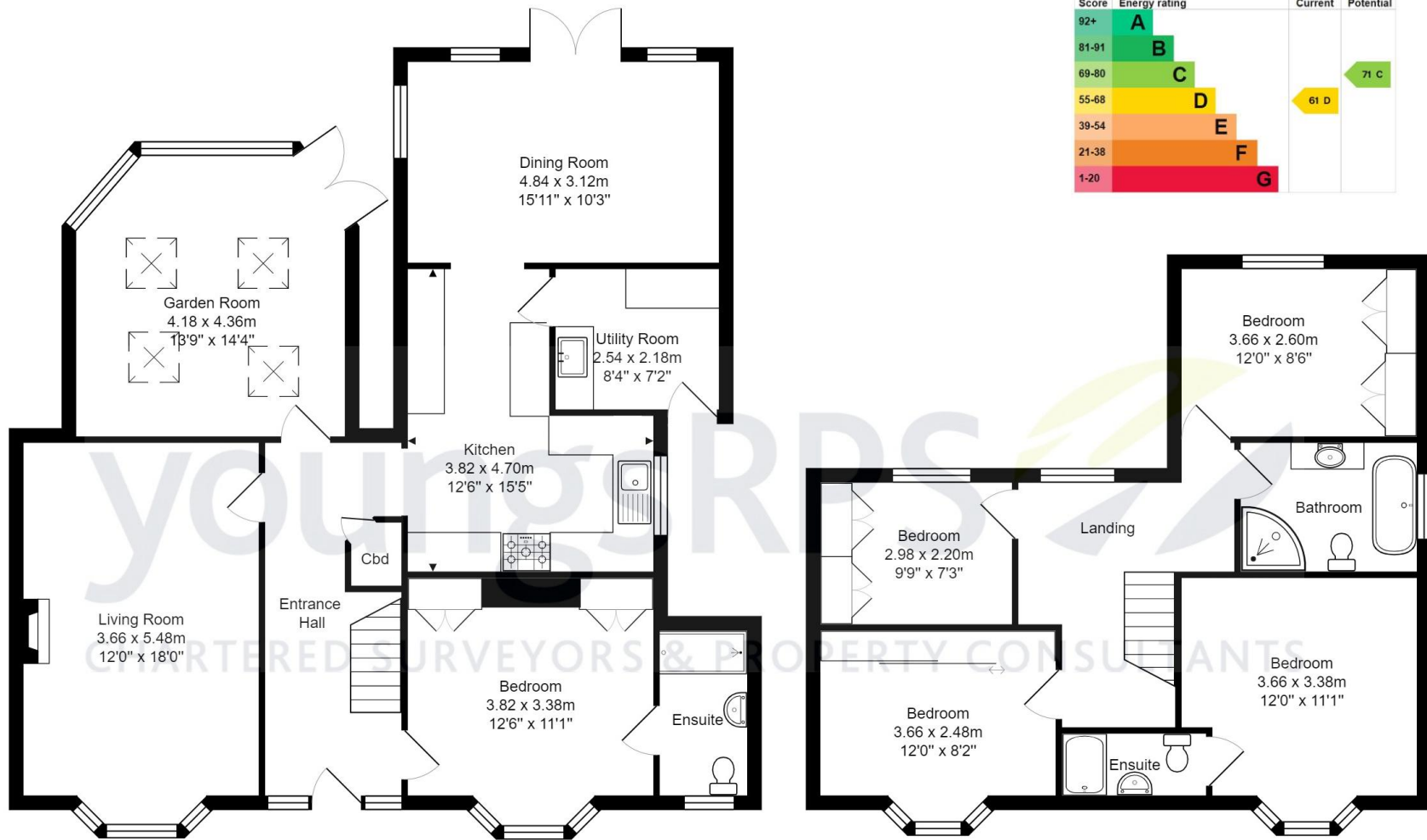
Ideally situated between The Yorkshire Dales National Park and The North Yorkshire National Park, Northallerton is also conveniently located for commuters who can make use of the excellent road and rail networks giving convenient access to

Darlington, Newcastle, York, Leeds and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits.

SERVICES, CHARGES & TENURE Mains water, drainage & electric, gas central heating. North Yorkshire Council Tax Band E. The property is freehold.

AGENT'S NOTES We will be pleased to provide free, 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.

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

NORTHALLERTON
 General: 01609 773004
 Land Agency: 01609 781234

northallerton@youngsrps.com

SEDGEFIELD
 General: 01740 617377
 Land Agency: 01740 622100

sedgefield@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