



**Aumale Road**  
Northallerton, DL6 2FH

**youngsRPS** 



# Aumale Road Northallerton DL6 2FH

**GUIDE PRICE: £250,000**

An opportunity to purchase the benefits of buying a new-build home without having to wait for the plot to be built. The property located on the Taylor Wimpy development it offers excellent accommodation including a modern kitchen diner, spacious living room, downstairs WC, three bedrooms and house bathroom. There is an attractive rear garden and off street parking.

- Semi Detached House
- Three Bedrooms
- Modern Kitchen & Bathroom
- Downstairs WC
- Attractive Gardens
- Off street parking

**youngsRPS** 

Youngs - Northallerton 01609 773004





The property is accessed via a composite front door into a spacious entrance hallway with two storage cupboards and stairs rising to the first floor. There is a useful downstairs WC which is generously proportioned to allow space as a cloakroom. The modern kitchen diner comprises cream wall and floor units, contrasting worktops, tiled splashbacks and a 1 1/2 bowl stainless steel sink and drainer. There is an electric oven, electric hob with extractor over, integrated fridge, freezer, dishwasher and washer/dryer. A table and chairs fits comfortably in the corner of the room. To the rear of the property is a spacious living room with French doors overlooking the rear garden. To the first floor there are three bedrooms, two of which are doubles and the third a generous single. All bedrooms are serviced by a modern family bathroom comprising panel bath with shower over, WC and pedestal wash hand basin. Externally there is an attractive rear garden which is larger than the average size of this style on the estate. It is mainly laid to lawn with shrub and plant borders, paved patio area and timber shed. The garden is enclosed in timber fencing with a side gate and path. To the front there is a lawned area and driveway affording two off street parking spaces.

#### 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.

**TENURE** North Yorkshire Council Tax Band C.

**CHARGES** The property is Freehold but a management charge of £89 per annum is payable for the maintenance of communal outside space.

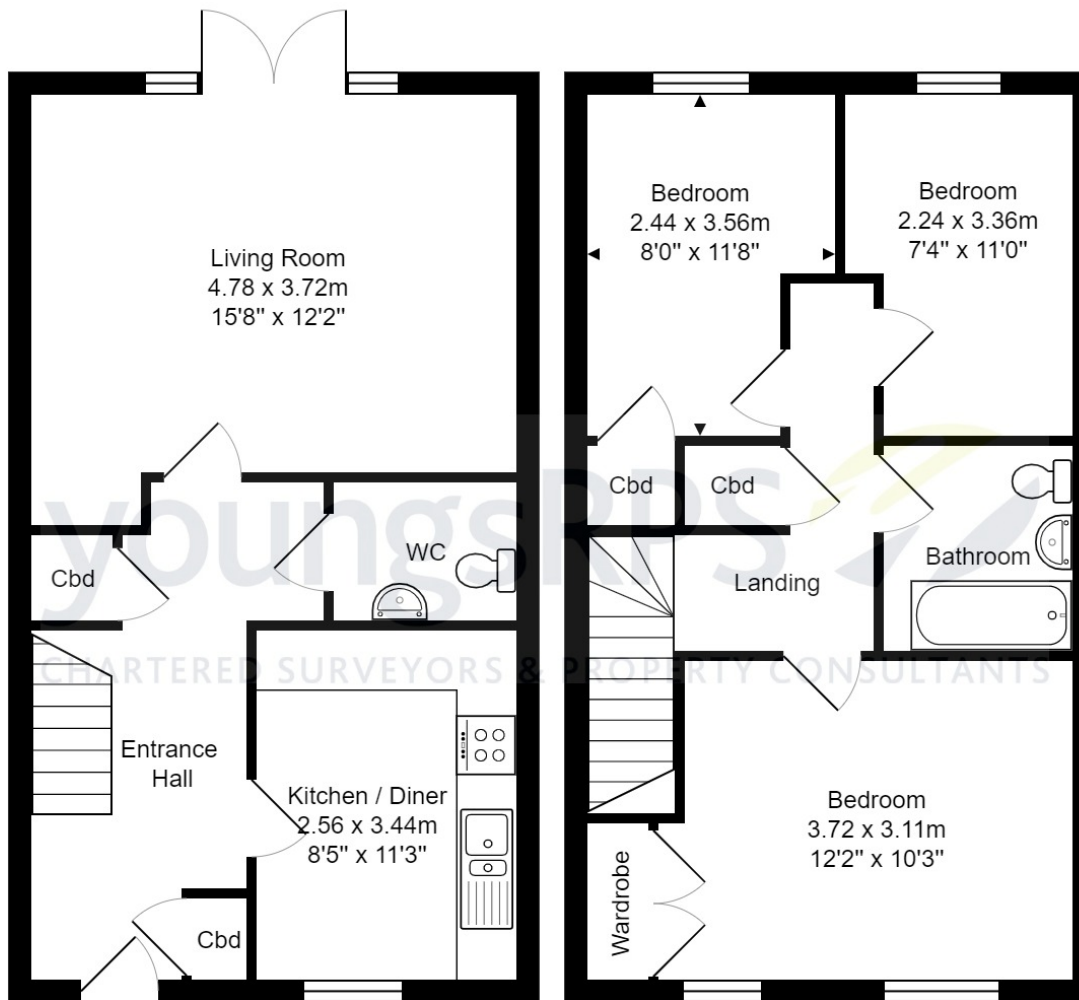
**SERVICES** Mains drainage, water & electric. Gas central heating.

**VIEWINGS** Strictly by appointment only. 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		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 the 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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