



Friars Close

Northallerton, DL6 2FA

youngsRPS 

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OFFERS OVER: £190,000

A modern three-bedroom end of mews property with parking for two vehicles and a private rear garden. Internally the property is set over three levels and has a large top floor master bedroom. There is also a modern kitchen and bathroom.

- Three-bedroom town house
- Modern development
- Private rear garden
- Off street parking for two vehicles
- Large master suite



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Northallerton 01609 773004



GROUND FLOOR

ENTRANCE

Accessed via a part glazed UPVC door with a porch roof over.

LIVING ROOM

14' 10" x 11' 7" (4.52m x 3.53m) A well-proportioned living room with door and window to the front of the property. The decor is neutral with a light grey carpet. There is a useful under stairs storage cupboard

DOWNSTAIRS WC

A white two piece suite comprising a close coupled WC and a pedestal wash basin with a tiled floor and splash backs.

INTERNAL HALL

Linking the living room, kitchen, WC and housing the stairs rising to the first floor. The flooring is tiled.

KITCHEN/DINER

11' 8" x 7' 7" (3.56m x 2.31m) A modern kitchen with wood grain effect laminate wall and base units. The work surfaces are granite and there is an inset stainless steel 1 1/2 bowl sink. There are also granite splash backs, tiled flooring and a window and French doors to the rear. Kitchen appliances include a gas hob with oven

and extractor over, built in fridge freezer, dishwasher and washing machine. There is also space for a dining table.

FIRST FLOOR

LANDING

With carpeted stairs rising from the first floor and to the second floor. The landing gives access to all first floor rooms.

BEDROOM 2

11' 7" x 10' 4" (3.53m x 3.15m) Currently dressed as a twin room, this generously proportioned room would take a double bed. There is carpeted flooring and two window to the front.

BEDROOM 3

11' 8" x 8' 8" (3.56m x 2.64m) Another good sized room with carpeted floors and a window to the rear. Currently used as a single room but could fit a double bed if required.

BATHROOM

A modern part tiled bathroom with white suite comprising a close coupled WC, pedestal wash basin, bath tub with Mira shower over. There is a tile effect vinyl floor covering and a frosted glass window to the side.

SECOND FLOOR

BEDROOM 1

20' 7" x 8' 4" (6.27m x 2.54m) A second landing leads to a useful storage cupboard and a door to the top floor, part vaulted master bedroom, A large 20ft room with three Velux windows, carpeted flooring and a further storage cupboard. There is also access to the loft.

OUTSIDE

Front: The property to the front has tarmac car parking for two vehicles side by side. There is a concrete slab pathway leading to the front door.

Rear: The rear garden is laid mainly to lawn and enclosed within a fence boundary. There is a patio area adjacent to the patio doors, a hardstanding for a garden shed and a pedestrian side access gate from the rear garden to the front of the house.

SERVICES

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

VIEWINGS

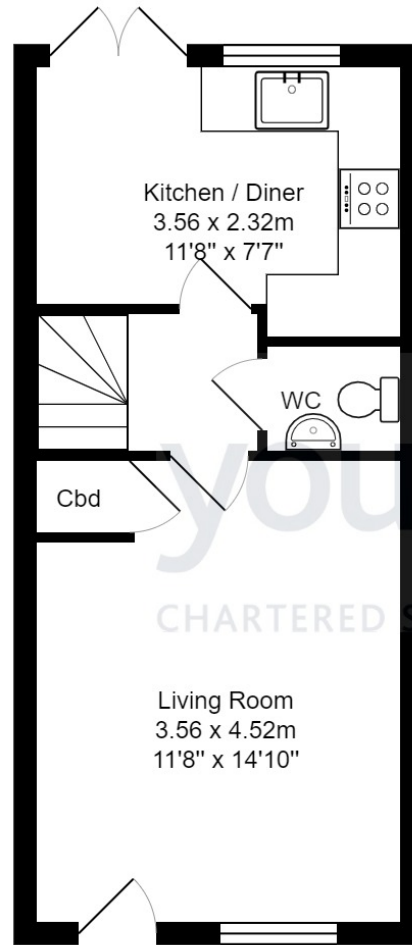
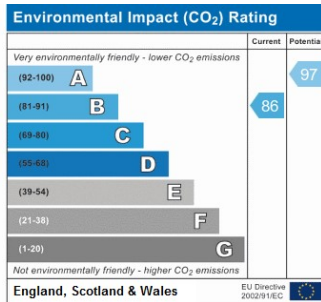
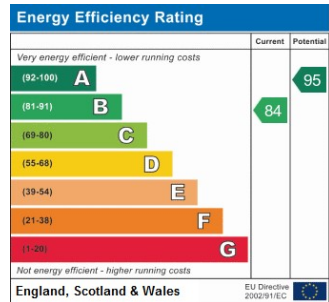
Viewings are strictly by appointment. Please contact the agent on 01609 773004.

CHARGES & TENURE

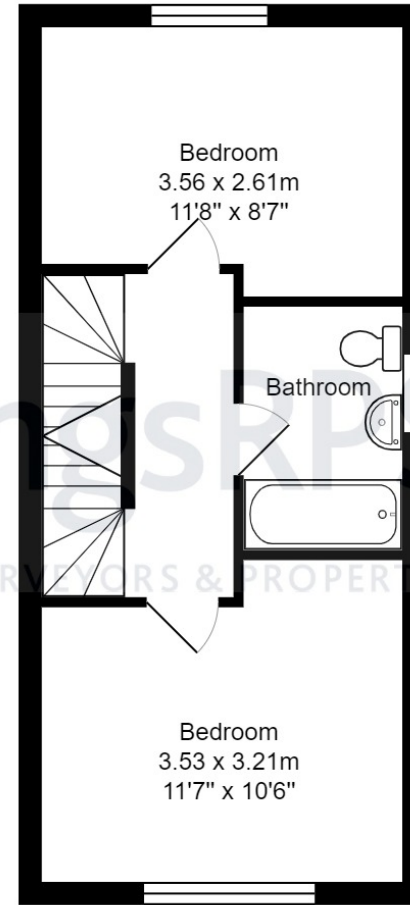
North Yorkshire Council Tax Band C. Freehold.

AGENT'S NOTES

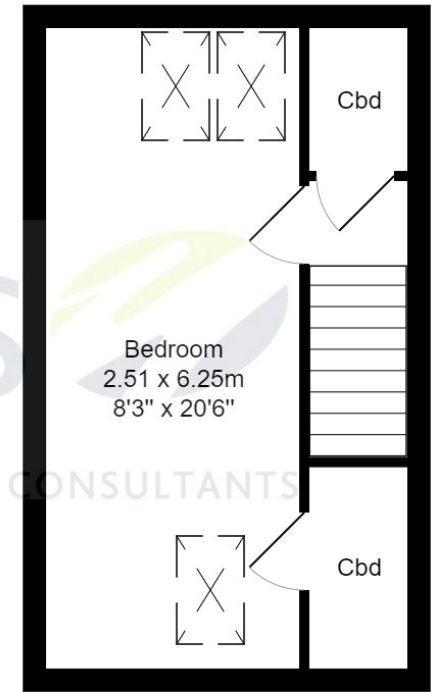
Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.



Ground Floor



First Floor



Second Floor

All measurements are approximate and for display purposes only.

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R201

Hexham
Priestpopple, Hexham,
Northumberland, NE46 1PS
T: 01434 608980 / 609000
hexham@youngsrps.com

Newcastle
23 Grey Street,
Newcastle, NE1 6EE
T: 0191 2610300
newcastle@youngsrps.com

Sedgefield
50 Front Street, Sedgefield,
Co. Durham, TS21 2AQ
T: 01740 622100 / 617377
sedgefield@youngsrps.com

Northallerton
80-81 High Street, Northallerton,
North Yorkshire, DL7 8EG
T: 01609 773004 / 781234
northallerton@youngsrps.com