



Hatfield Road
Northallerton, DL7 8QX

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Hatfield Road Northallerton DL7 8QX

GUIDE PRICE: £425,000

A rare opportunity to purchase a characterful, Edwardian semi detached family home in a sought after central location in Northallerton. The property benefits from many period and period style features, spacious accommodation, modern ensuite and bathroom and a generous rear garden. Viewing essential.

- Edwardian Family Home
- Three Bedrooms
- Period and Period Style Features
- Master Bedroom with Ensuite
- Enclosed Rear Garden

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youngsRPS - Northallerton 01609 773004





A rare Edwardian semi detached family home in a central location close to Northallerton town centre. The property boasts many period and period style features along with spacious living accommodation and has been improved in recent years to include a new roof, some refurbished sash and double-glazed windows and new en suite and family bathroom. A wide entrance hall with under stairs cupboard allows access to a characterful living room with window shutters, log burning stove and feature fireplace. An opening from the living room leads through to an equally charming dining room with window overlooking the rear garden. The kitchen is fitted with oak coloured wall and floor units and breakfast bar with granite worktops. Integrated appliances include an eye level double oven and fridge freezer. There is a 5 burner gas hob, tiled flooring and French doors leading to the rear garden. An opening to the rear of the kitchen leads to a utility room with cupboard, door to the downstairs WC and further French doors accessing the rear garden. Upstairs there are three bedrooms including a large master bedroom with fitted wardrobes, window shutters and an ensuite shower room. A beautiful family bathroom with underfloor heating services the two other bedrooms and comprises a freestanding bath with shower over, low flush WC and pedestal sink. Externally there is a forecourt front garden and an enclosed rear garden which is laid mainly to lawn with patio areas. There is a timber garden shed, raised borders and a side gate leading to

the front of the property.

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.

TENURE This property is FREEHOLD.

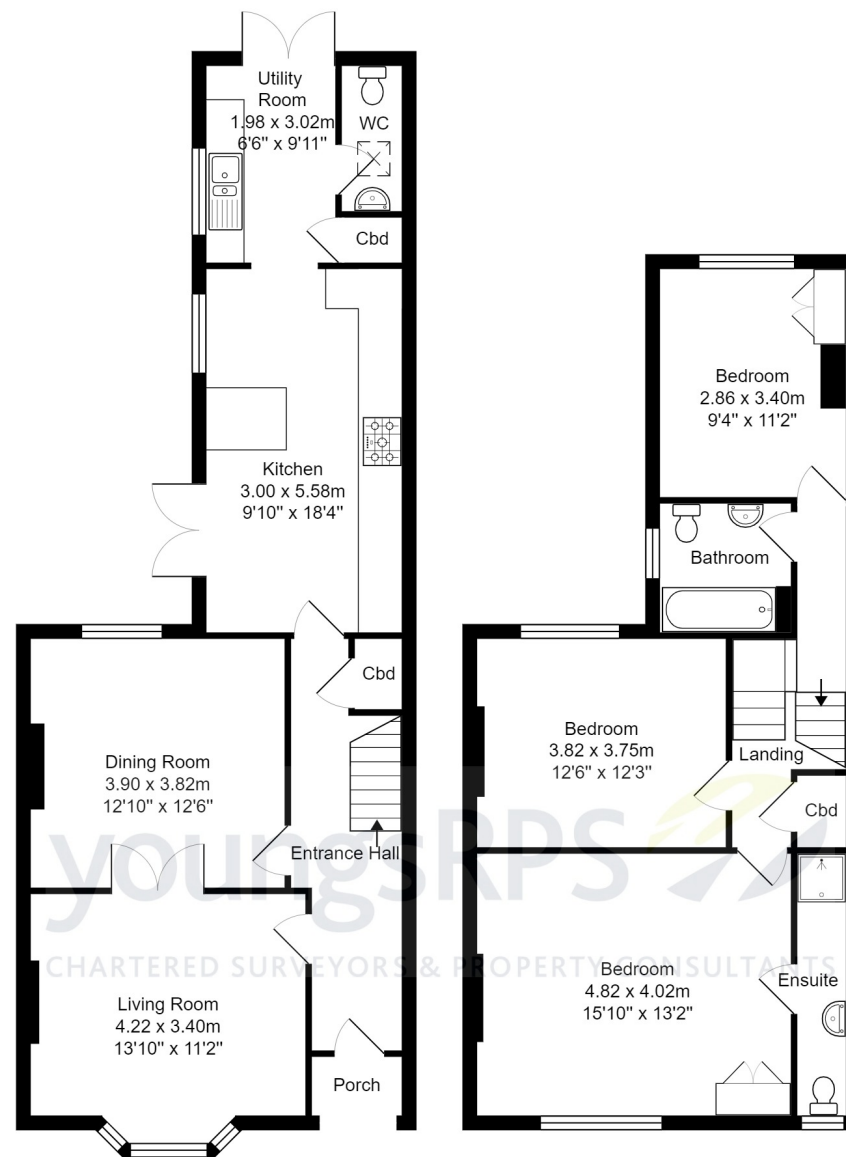
SERVICES & CHARGES Mains electricity, water, gas and drainage

are connected. Hambleton District Council Tax Band D.

VIEWINGS Strictly by appointment with the Agents. Call 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.





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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