



**Bradley Avenue**  
Northallerton, DL6 1SE

**youngsRPS** 



# Bradley Avenue Northallerton DL6 1SE

**Offers Over: £300,000**

A beautifully presented three bedroom detached property located on a quiet cul-de-sac on the sought after south side of Northallerton. The property boasts a spacious living room, dining room, kitchen, conservatory, three bedrooms and two modern bathrooms. Externally there are gardens to the front and rear and off street parking.

- Detached Family Home
- Three Bedrooms
- Ensuite to Master Bedroom
- 3 Reception Rooms
- Attractive Rear Garden
- Off Street Parking



**youngsRPS** 

Northallerton 01609 773004



This wonderfully presented home is located on the much sought after south side of Northallerton. The property is accessed into an entrance hallway. To the left is the kitchen which comprises oak coloured wall and floor units, laminate worktops, integrated washing machine, space for a cooker and fridge freezer. There is a well-proportioned dining room with ample room for a table and chairs, door to the side and window to the front. The gas central heating boiler is also located here, hidden behind fitted cupboards.

To the rear of the property is a spacious living room with a fireplace, window to the rear and doors leading into the conservatory with views out to the rear garden. Stairs from the living room access the first floor landing with doors to all upstairs rooms and also the loft. The master bedroom boasts fitted wardrobes and a modern ensuite comprising shower, wash hand basin and WC. There are two further bedrooms, one of which is a double and the third a spacious single with room for additional furniture.

The beautiful rear garden is laid mainly to lawn, enclosed in timber fencing with an attractive sun terrace and flower borders. The front garden is also well maintained with mature borders and a lawn area. There is a block paved driveway affording off street parking.

**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.

**CHARGES** North Yorkshire Council Tax Band D.

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

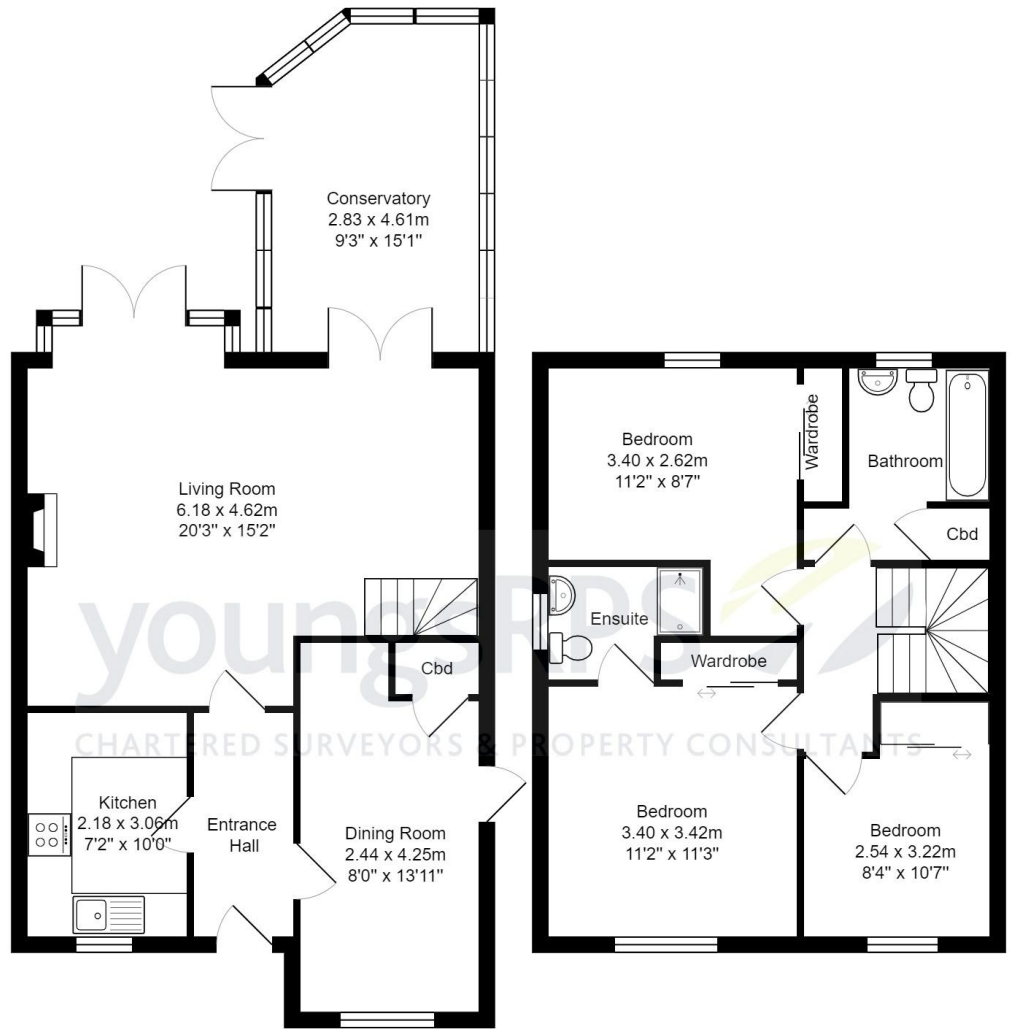
**TENURE** The property is freehold.

**VIEWINGS** Viewings are strictly by appointment. 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.







AWAITING EPC GRAPH

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.



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