



2a Hatfield Road
Northallerton, DL7 8QX

youngsRPS 

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Offers Over: £350,000

A rare opportunity to purchase an Art Deco 1930's semi detached family home in a sought after central location in Northallerton. The property benefits from spacious accommodation including two reception rooms, 4 bedrooms, bathroom, rear garden, garage and two outbuildings. Viewing essential.

- Art Deco 1930's Semi Detached House
- Sought after location close to town centre and mainline train station
- Two Reception Rooms
- Four Bedrooms
- Rear Garden
- Garage & Outbuildings

youngsRPS 

Northallerton 01609 773004





A rare Art Deco 1930's semi detached family home in a central location close to Northallerton town centre. The property boasts spacious living accommodation including a wide entrance hall with under stairs cupboard, downstairs WC and two reception rooms both enjoying feature bay windows to the front. French doors allow access to the rear garden from the larger of the two reception rooms. The breakfast kitchen comprises cream wall and floor units, laminate worktops and stainless steel sink and drainer. There is a freestanding electric cooker with extractor over, plumbing for a washing machine, space for a dishwasher and ample room for a table and chairs. An external door leads out to a side passage where access can be gained to the single garage and outbuildings.

Upstairs there are four bedrooms, three of which are doubles with one benefiting from a walk-in wardrobe. The family bathroom comprises a panel bath with shower over, pedestal wash hand basin and cupboard housing the hot water cylinder. There is a separate WC. Useful storage space can be found on the landing via two large storage cupboards. Externally the rear garden is laid mainly to lawn with mature shrub border, enclosed in timber fencing. There are two outbuildings, one of which houses the gas central heating boiler. The front garden is laid mainly to lawn with hedge boundary and steps leading to the front door. Off street parking is provided via a

single garage with up and over door, electric power and light. A side gate leads to the outbuildings and kitchen door.

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.

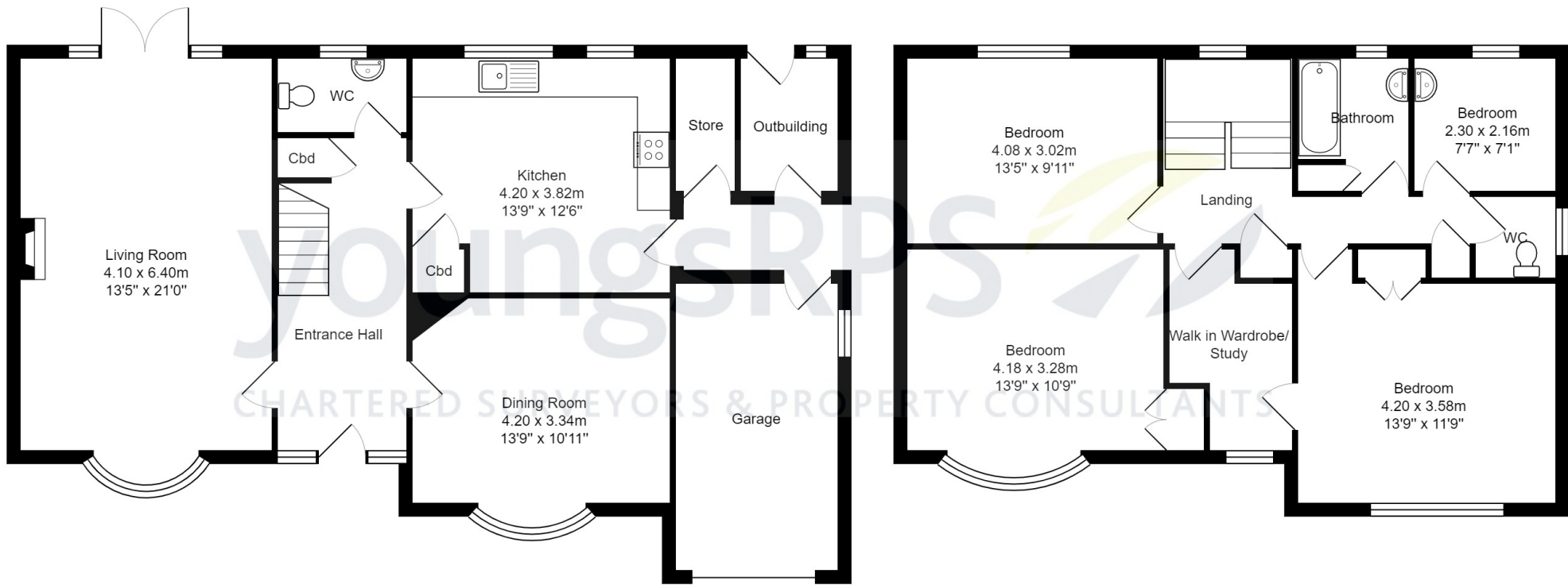
SERVICES Mains electricity, water, gas and drainage are connected.

VIEWINGS Strictly by appointment with the Agents. Call 01609 773004

CHARGES North Yorkshire Council Tax Band E.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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