



49 Quaker Lane
Northallerton, DL6 1EE

youngsRPS 

**49 Quaker Lane
Northallerton
DL6 1EE**

Guide Price: £187,500

A mature 3 bedroom semi-detached house in need of general modernisation in this convenient central location within easy walking distance of the Town centre. The property has 3 reception rooms including a conservatory overlooking a communal green. GAS CH, UPVC DG, off street parking.

- A mature 3 bed semi Detached house
- Town centre location
- Conservatory overlooking communal Green
- Off street parking and space for Garage





A mature 3 bedroom semi-detached house in need of general modernisation in this convenient central location. The property has three reception rooms including a conservatory overlooking an open communal green. Gas central heating is installed together with, UPVC double glazing throughout. A tarmac driveway allows for off-street parking and there is space for a garage subject to the relevant permissions.

LOCATION

Quaker Lane is conveniently located within walking distance of the mainline railway station and the High Street. Northallerton offers a full range of facilities including supermarkets, a good range of shops, leisure/sports centre, a choice of schools and a hospital. The town is well placed for commuting purposes with excellent road links for the A19 and A1, as well as regular bus and rail services.

GROUND FLOOR

With glazed UPVC double glazed door to:

PORCH

With two windows to side

KITCHEN

11' 3" (to archway) x 6' 9" (3.43m x 2.06m) With window to side. Range of wall and floor units with roll edge worktop and inset

stainless steel sink with tiled splashback, free standing Canon gas double oven, Myson Kickspace heater, archway to:

UTILITY ROOM

9' 1" x 7' 3" (2.77m x 2.21m) With window to side, walk in pantry, washing machine, fridge freezer, Worcester gas fired central heating boiler, plumbing for washing machine.

HALLWAY

With stairs to first floor, radiator, part glazed door giving access to:

CONSERVATORY

8' 1" x 5' 9" (2.46m x 1.75m) With French doors overlooking the garden and communal green.

LIVING ROOM

12' 8" (min) x 11' 11" (max) (3.86m x 3.63m) With bay window to rear, brick and tiled fireplace with living flame gas fire, 4 wall lights, radiator, corniced ceiling.

DINING ROOM

13' 0" (max) x 11' 0" (3.96m x 3.35m) With bay window to front, 3 wall lights, radiator.

FIRST FLOOR

LANDING

With window to side & access to loft which is partially boarded.

MASTER BEDROOM

12' 9" x 12' 0" (max) (3.89m x 3.66m) With window to rear, built in cupboard, radiator.

BEDROOM 2

11' 01" x 10' 10" (min) (3.38m x 3.3m) With bay window to front, built in cupboard and two free standing wardrobes, picture rail, radiator.

BEDROOM 3

7' 4" x 7' 2" (2.24m x 2.18m) With window to front.

BATHROOM

With window to rear, white suite comprising panelled bath with Gainsborough electric shower over, low flush WC, inset vanity basin with cupboard below, shelved storage cupboard, fully tiled walls, radiator.

OUTSIDE

Front Garden - Laid mainly to lawn and enclosed by timber fencing and mature privet hedge. A wrought iron gate gives access to a pathway which leads to the Conservatory. Views over communal green which is jointly owned by some of the

residents of Quaker Lane.

Rear Garden - Double wrought iron gates lead to tarmac driveway allowing off street parking for two vehicles. Space for a garage subject to the relevant permissions being granted. Lawned area enclosed by timber fencing, gravelled seating area, two timber garden sheds, greenhouse, tarmac pathway giving access to front garden.

SERVICES

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

VIEWINGS

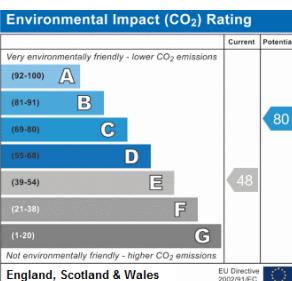
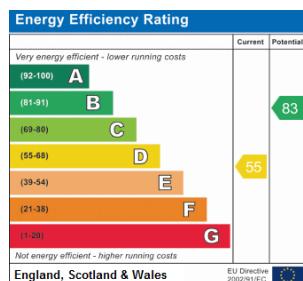
Viewings are strictly by appointment. Please contact the agent on 01609 773004.

CHARGES

Hambleton District Council Tax Band C.

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.



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Quaker Lane, Northallerton



Total Area: 109.3 m² ... 1176 ft²

Not to scale. All measurements and floor areas are approximate only.



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