



This stunning four-bedroom, two-bathroom detached house is located in the idyllic market town of Northallerton, North Yorkshire. The property set at the end of a quiet cul de sac, offers a spacious and light-filled interior, thoughtfully designed to create a welcoming atmosphere throughout. The stylish fitted kitchen and dining room provide a perfect space for family meals and entertaining, while the four generously sized bedrooms ensure comfort and flexibility for all residents. One of the bedrooms features the added convenience of an en-suite shower room.

The rear garden is a true highlight, offering a peaceful retreat with picturesque views and easy access to the open countryside, perfect for outdoor living. Northallerton itself boasts excellent local amenities, including the renowned Bettys Tea Rooms and a vibrant market held on Wednesdays and Saturdays. With its central location on the main East Coast train line, the town offers easy access to both the North and South. The A19 motorway is also just approximately five miles away, providing excellent transport links for commuters. This property presents an exceptional opportunity to enjoy a spacious family home in a highly sought-after area with an enviable lifestyle to match.

Council tax Band: C
EPC Rating:

Bramblefields, Northallerton, DL6 1ST
4 Bed - House - Detached
£295,000
EPC Rating:
Council Tax Band: C
Tenure: Freehold

 **SMITH & FRIENDS**
ESTATE AGENTS

Bramblefields, Northallerton, DL6 1ST

Entrance Hall
The property features a UPVC double-glazed door at the front elevation, along with a central heating radiator.

Cloakroom /WC
Comprising Low level WC, Wash hand basin and double glazed window to front elevation, central heating radiator.

Lounge
Having double glazed window to front elevation, central heating radiator, staircase to first floor landing.

Kitchen Dining Room
A lovely "L" Shaped kitchen dining room with Contemporary wall and base units with space for appliances, sink and drainer. Double glazed French style doors to rear providing easy access into rear garden. Double glazed window to front elevation.

First Floor Landing
Loft Hatch access

Master Bedroom
Having double glazed window to front elevation, central heating radiator. Door providing access to En-Suite shower room.

En-Suite Shower Room
Walk in shower low level WC, wash hand basin and double glazed window to front elevation.

Bedroom
Double glazed window to rear elevation, central heating radiator.

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Double glazed window to rear elevation, central heating radiator.

Bedroom
Double glazed window to front elevation, central heating radiator.

Bathroom
White three piece suite, panelled bath with shower over, low level WC and wash hand basin. Double glazed window to rear elevation.

Outside
The property offers off-street parking at the front elevation. To the rear, there is a well-maintained, secure garden with a shed. Additionally, the property is equipped with solar power. My client has advised that the electricity generated is not used for the property itself, but is instead fed into the national grid, with reimbursement provided on a quarterly basis. For any further inquiries or confirmations regarding this, please consult your solicitor.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	