



4 Blackthorn Road
Northallerton, DL7 8WB

youngsRPS 

4 Blackthorn Road Northallerton DL7 8WB

Guide Price: £360,000

A Modern Detached Family Home offering Four Bedroom accommodation on a popular residential area to the North side of Northallerton. The property benefits from off street parking and a large rear garden.

- Modern Detached Family Home
- Four Bedrooms
- Two Bathrooms
- Within walking distance of the Town Centre
- Off Street Parking
- EPC Rating B



youngsRPS 

Youngs - Northallerton 01609 773004

www.youngsrps.com



GROUND FLOOR

ENTRANCE HALL

The property is accessed via a wood grain effect UPVC door leading to a spacious hall with carpeted stairs rising to the first floor and an Amtico wooden flooring. There is a useful storage cupboard for coats.

SITTING ROOM

A well proportioned sitting room with feature floor to ceiling bay window to the front. There are two ceiling lights and an Amtico wooden flooring.

KITCHEN/DINING/LIVING ROOM

Spanning the back of the property there is a large entertaining space with a kitchen featuring a range of cream shaker wall and base units and contrasting wooden laminate work tops with inset ceramic sink. The kitchen has space for a washing machine and fridge freezer whilst built in appliances include a 6 burner gas hob, oven, extractor fan and a wine fridge. Located just off the kitchen is a utility which has a work surface with space for washer, drier and on the wall here is the gas boiler. A side door provides access to the garden.

Within the room there is a dining area with glazed patio doors looking to the patio and there is a further space which could

easily fit a sofa if desired. This area is brought together by a uniform Amtico laminate floor.

STUDY

A room perfectly suited to fit a desk and bookcase is located off the hallway with a window to the front.

WC

Featuring Amtico flooring and a white suite comprising a close coupled WC and a pedestal wash hand basin with tiled splashback.

FIRST FLOOR

LANDING

A carpeted landing with stairs rising from the ground floor and a useful double storage cupboard which houses the water cylinder. The landing gives access to the four bedrooms, house bathroom and loft.

BEDROOM 1

A spacious double room with built in wardrobes and an ensuite. There is a laminate wooden flooring and three windows.

ENSUITE

A modern shower room with white suite comprising a close

coupled WC, pedestal wash hand basin, low profile double shower and a heated towel rail. The shower has chrome fittings and the walls are Aquaboard. The remainder of the room has a natural stone coloured tile and there is an extractor fan.

BEDROOM 2

A double bedroom with built in wardrobes, laminate wooden flooring and a window to the front. There is a useful over stairs storage cupboard.

BEDROOM 3

A good sized room which could easily house a double bed if required. Currently dressed as a home office, this room has a laminate wooden flooring and a window to the rear.

BEDROOM 4

A mirror image of bedroom 3, this room could fit a double bed, has a window to the rear and laminate wooden flooring.

BATHROOM

A part tiled bathroom with white suite comprising a close coupled WC, pedestal wash hand basin, heated towel rail and a bath with shower over. The shower enclosure has Aquaboard walls, the flooring is a thick laminate and there is a frosted glass window to the rear.

OUTSIDE

Front: To the front a paved pathway leads to the front door, to the left there is a lawned garden area with a flower bed and to the right there is off street parking for two vehicles.

Rear: Enclosed within a wooden fence is a garden with mature and well stocked borders. The garden is mostly laid to lawn and features a semi-circular Indian sandstone patio.

GARAGE

With electric roller garage doors, power and light.

SERVICES

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

CHARGES

Hambleton District Council Tax Band E.

VIEWINGS

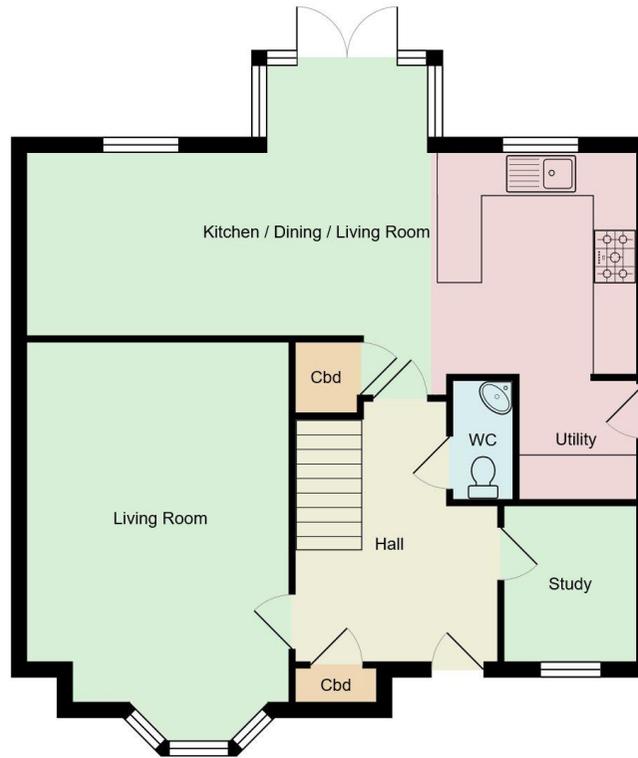
Viewings are strictly by appointment. Please contact the agent on 01609 773004.

AGENT'S NOTES

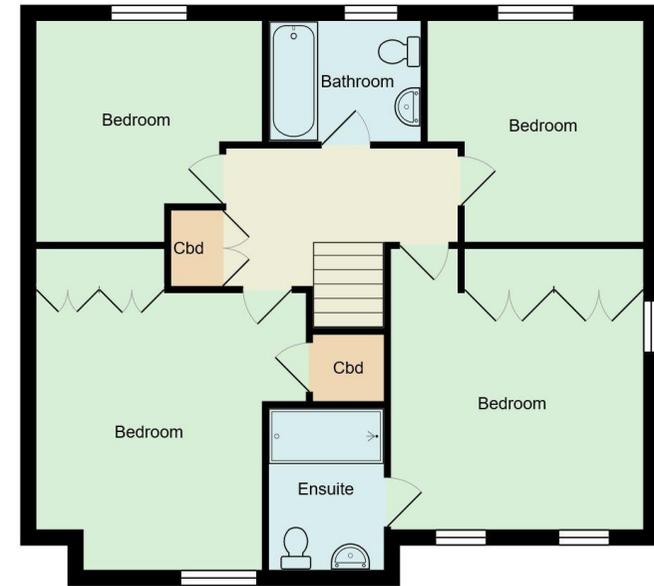
Free Market Appraisal

We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.

Ground Floor



First Floor



All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	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.



R201