



100 TRINITY GARDENS
Northallerton



GSC GRAYS

PROPERTY • ESTATES • LAND

100 TRINITY GARDENS

Northallerton, North Yorkshire, DL6 1GA

An immaculately presented, three-bedroom, semi-detached home in a popular location.

Positioned on an excellent plot, the property enjoys open-plan living and dining along with three excellent bedrooms, the master suite benefiting from a luxurious en suite shower room and fitted wardrobes.

Outside, there is plenty of parking, an integral garage and a good-sized rear garden with a large patio enjoying the south westerly-facing aspect.



5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9 4QL

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Situation and Amenities

The popular market town of Northallerton has many excellent facilities including local and artisan shops, a twice-weekly outdoor market on a Wednesday and Saturday, filling stations, several national supermarkets, two doctors' surgeries, The Friarage hospital and dentists, as well as primary and secondary schools and a sixth form college. There are also several restaurants, cafes, pubs and bars.

Various independent schools are also within striking distance, including Aysgarth Preparatory School, Queen Mary's School for Girls at Thirsk, Ampleforth, Sedbergh and other excellent independent schools in Harrogate and York.

The property has good access from the A1 at Leeming Bar along with the A19. The nearest train station is at Northallerton with a regular service on the East Coast Main Line to York, London, Newcastle and Edinburgh. There are an increasing number of services now being offered from Teesside International Airport. Both Leeds Bradford and Newcastle Airport are within about an hour's travelling distance.





Accommodation

The front door leads into the entrance hall, where there are stairs to the first floor and a door to the living room.

The living room has a window to the front with shuttered blinds, an under-stairs storage area and a door to the kitchen. An archway leads through to the dining area, which has French doors leading out to the garden, letting in plenty of sunlight.

The kitchen has a range of floor and wall-mounted units, a fitted oven with four-ring gas hob and extractor hood over, space for a dishwasher, a window overlooking the rear garden and doors to the integral garage, ground floor cloakroom/w.c and the rear garden.



To the first floor, there is access to three bedrooms and the family bathroom. There is also an airing cupboard housing the Worcester Bosch central heating boiler.

The master bedroom is a good-sized double with an archway through to the fitted wardrobes and onwards to the luxurious en suite shower room, which has a low-level w.c, hand wash basin, a large shower cubicle and a range of fitted units.

There are two bedrooms overlooking the rear garden, one of which is a double whilst the other is a single, currently used as a study with a fitted double wardrobe.

The family bathroom has part-tiled walls, a panelled bath, low-level w.c and a pedestal hand wash basin.

Externally

To the front of the property, there is a driveway leading to the garage and an area of hard-standing providing further parking.

The rear garden is fenced, with a large patio immediately adjacent to the property and an area of lawn with borders, shrubs and a hard base suitable for a shed.

The integrated garage has been fitted with work surfaces and shelving.

Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Local Authority

North Yorkshire Council. Council tax band C.

Agents note

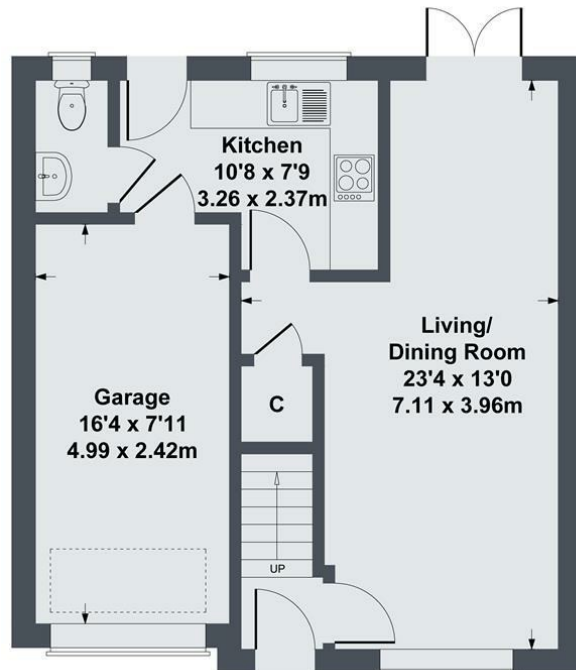
Please note the owner of this property is related to a GSC Grays employee.

Particulars and Photographs

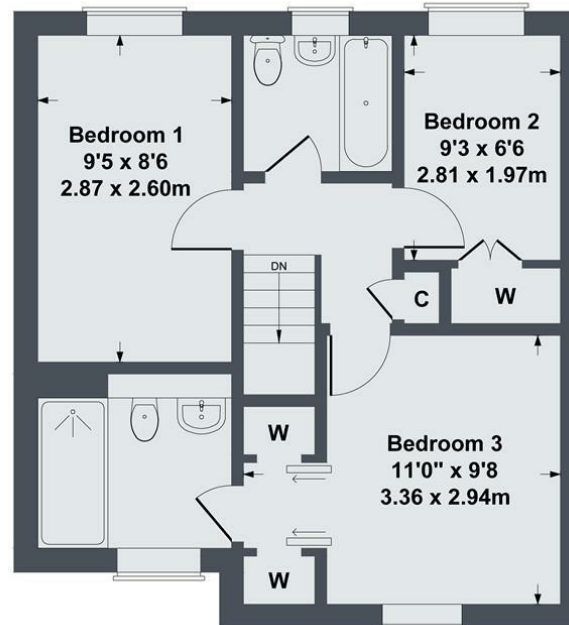
Particulars prepared and photographs taken April 2025.

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Approximate Gross Internal Area
969 sq ft - 90 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	73	
(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	



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