



32 RUNNymeDE WAY, NORTHALLERTON  
NORTH YORKSHIRE, DL6 2FB



# 32 RUNNYMEDE WAY

Northallerton, North Yorkshire, DL6 2FB

This well-presented home offers a welcoming entrance hall with ground floor WC, a spacious living room and a modern kitchen/diner with French doors opening onto the rear garden. Upstairs, there are three well-proportioned bedrooms, including a master with en suite, along with a family bathroom. Externally, the property benefits from a front lawn, a long driveway providing off-street parking, a detached single garage and an enclosed rear garden with lawn and patio area.

- Semi Detached Family Home
- Three Bedrooms
- Ensuite to Master Bedroom
- Front & Rear Gardens
- Off Street Parking & Single Garage.

**GUIDE PRICE £230,000**

## GET IN TOUCH

youngsRPS, 80-81 High Street, Northallerton, DL7 8EG

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## DESCRIPTION

The property is accessed via a composite front door leading into a welcoming entrance hallway, which benefits from a useful ground floor WC. To the right is a spacious living room featuring a window to the front elevation and a handy under-stairs storage cupboard. A door leads through to the modern kitchen/diner, fitted with a range of white gloss wall and base units, laminate work surfaces, a one and a half bowl sink with drainer, and a hob with extractor hood above. There is plumbing for both a washing machine and dishwasher, along with space for a tall fridge/freezer. The dining area comfortably accommodates a table and chairs and enjoys French doors opening onto the rear garden.

To the first floor are three well-proportioned bedrooms, including a master bedroom with en suite shower room. The remaining two bedrooms, a double and a single, are served by the house bathroom, which comprises a panelled bath, WC and wash hand basin.

Externally, the front garden is laid mainly to lawn with a paved pathway leading to the entrance. A long tarmac driveway provides ample off-street parking and leads to a detached single garage with up-and-over door. The enclosed rear garden is predominantly laid to lawn and features a patio area, decorative gravel and timber fencing.

## 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 twice 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.

#### **Services**

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

#### **Tenure**

The property is Freehold with a management charge of circa £100 per annum is payable for the maintenance of communal outside space.

#### **Charges**

North Yorkshire Council Tax Band C.

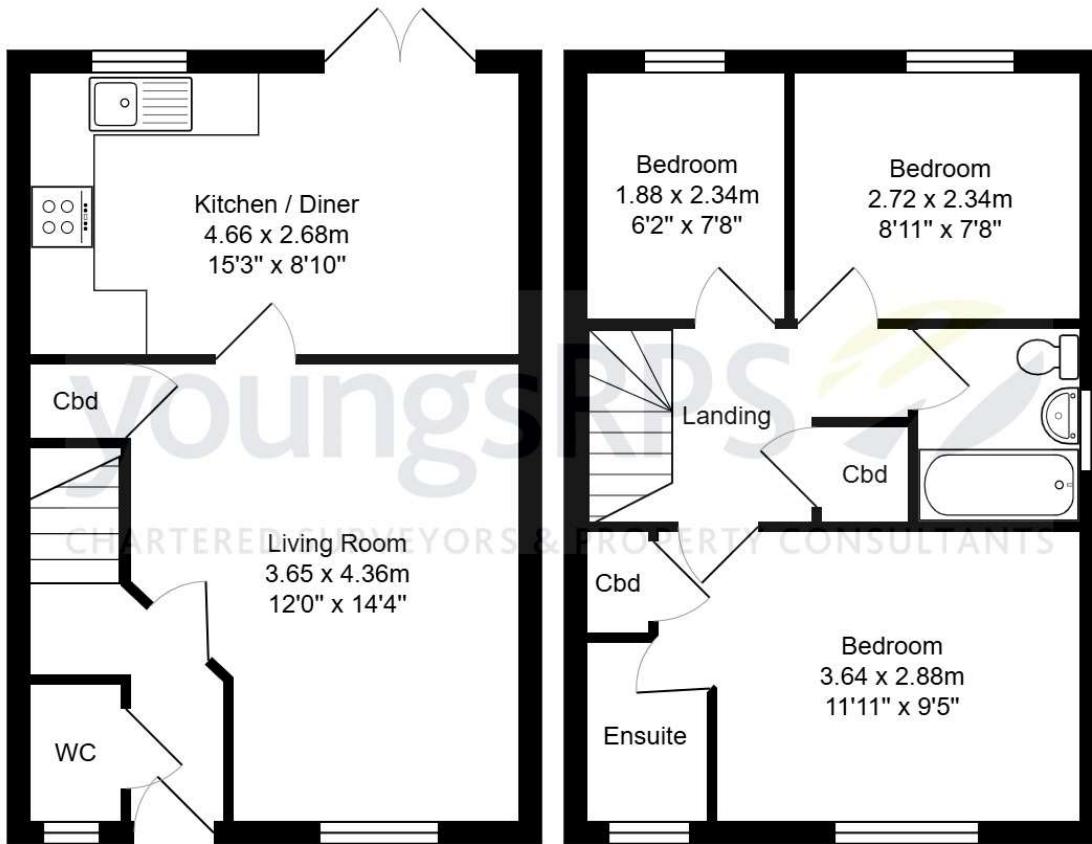
#### **Viewings**

Strictly by appointment only. 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





Total Area: 66.3 m<sup>2</sup> ... 714 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

[www.youngsrps.com](http://www.youngsrps.com)  
Northallerton 01609 773004



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