youngsRPS

2 RUFUS WAY

NORTHALLERTON, DL7 8WF

2 RUFUS WAY

Northallerton, DL7 8WF

One of the largest homes on the development, this impressive detached four-bedroom executive property offers spacious and flexible accommodation ideal for family living. The property features a generous open-plan kitchen diner, two reception rooms, four double bedrooms including a principal suite with en-suite, and a family bathroom. Externally, the home benefits from landscaped gardens, ample off-street parking, and a detached oversized garage with workshop, all set within an attractive and well-maintained plot.

- Executive Detached Family Home
- Four Bedrooms
- Impressive Master Bedroom with Ensuite
- Two Reception Rooms
- Attractive Gardens

£475,000

GET IN TOUCH

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

01609 773004

northallerton@youngsrps.com

DESCRIPTION

One of the largest homes within the development, this impressive detached executive four-bedroom property offers generous and versatile accommodation, ideal for modern family living.

A welcoming entrance hallway provides a spacious first impression, featuring an inset doormat, staircase rising to the first floor and a double cloaks cupboard. To the right, a superb open-plan kitchen diner forms the heart of the home. The kitchen is fitted with contemporary white gloss wall and base units, complemented by light wood-effect laminate worktops, a stainless steel 1½ bowl sink with drainer, a six-burner gas hob with extractor over, and double eye-level electric ovens. Further benefits include an integrated dishwasher, space for a tall fridge freezer, and an Ideal boiler discreetly housed within a wall unit. French doors open directly onto the rear garden.

The dining area is generously proportioned, featuring a bay window to the front and ample space for a family dining table. A door leads to the useful utility room, which offers matching units, worktop, plumbing for a washing machine, space for a tumble dryer and an external door to the rear garden.

The property benefits from two reception rooms. The principal living room is a spacious and light-filled area with windows to the front and side, in addition to French doors opening onto the rear garden. The second reception room provides flexible accommodation, ideal for use as a home office, snug or playroom. A ground floor WC completes the downstairs layout.

To the first floor are four well-proportioned double bedrooms. The principal bedroom is a standout feature, offering dual-aspect windows, fitted wardrobes and an en-suite shower room comprising a double shower, wash hand basin and WC. The remaining bedrooms are served by the family bathroom, which includes a panelled bath, separate shower enclosure, wash hand basin and WC. The landing also provides access to an airing cupboard housing the hot water cylinder and access to the loft space.

Externally, the front and side gardens are laid mainly to lawn with mature shrubs and planting, alongside a paved pathway leading to the front door. A long tarmac driveway provides ample off-street parking and leads to a detached, oversized garage with a

workshop to the rear. The rear garden is attractively landscaped, predominantly laid to lawn with a paved patio area, mature borders, and is enclosed by a combination of timber fencing and brick walling.

LOCATION

Situated within the popular market town of Northallerton, the property enjoys a highly convenient location within walking distance of the wide range of amenities and facilities the town has to offer. Rufus Way is just a short stroll from a family-friendly open space featuring a children's play area and a convenient pedestrian route into the town centre. The property is also well positioned for both primary and secondary schooling.

Northallerton is a thriving market town, with a weekly market that has been held since it was granted its charter in 1200. The bustling High Street offers an excellent mix of independent retailers, including delicatessens, greengrocers and department stores, alongside a selection of national chains. Leisure facilities are plentiful and include sports clubs, restaurants, public houses, a theatre, bowling alley and cinema.

Ideally located between the Yorkshire Dales National Park and the North York Moors National Park, Northallerton is also well suited to commuters, benefiting from excellent road and rail links providing easy access to Darlington, Newcastle, York, Leeds and beyond. This makes it an ideal location for those seeking to balance countryside living with convenient access to major towns and cities.

Viewings

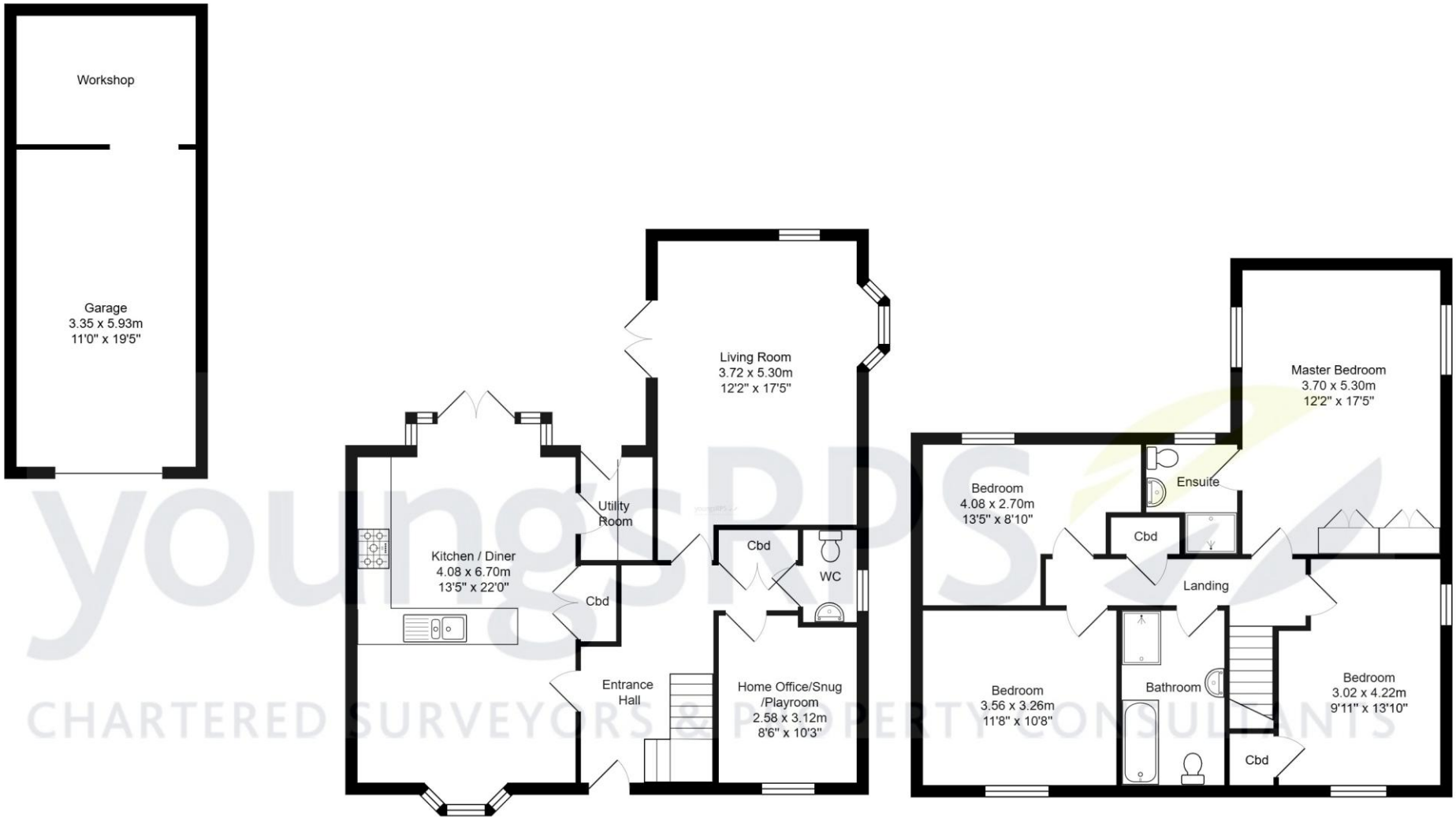
Strictly by appointment only. Please contact the Agent on 01609 773004.

Services

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

Charges

North Yorkshire Council Tax Band E.



youngsRPS
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

Total Area: 168.9 m² ... 1818 ft²

All measurements are approximate and for display purposes only.

www.youngsrps.com

Northallerton 01609 773004

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.