



2 RUNNYMEDE WAY, NORTHALLERTON
NORTH YORKSHIRE, DL6 2FB



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Northallerton, North Yorkshire, DL6 2FB

A well-presented four-bedroom family home ideally located for Northallerton town centre and local schooling. The property offers spacious and versatile accommodation including two reception rooms, a modern dining kitchen with French doors to the rear garden, utility room and downstairs WC. To the first floor are four well-proportioned bedrooms, including a principal with en-suite, along with a contemporary family bathroom. Externally, the property benefits from a lawned rear garden with patio, a driveway providing ample off-street parking, and a detached garage.

- Impressive Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Garage & Off Street Parking
- EPC Rating B

GET IN TOUCH

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DESCRIPTION

This well-presented family home occupies a convenient position for Northallerton town centre and well-regarded local schooling.

The property is entered via a composite front door into a spacious entrance hallway, featuring a useful cloaks cupboard and staircase rising to the first floor. To the ground floor are two generously proportioned reception rooms, while to the rear lies a well-appointed dining kitchen with French doors opening onto the garden, creating an ideal space for both everyday living and entertaining. The kitchen is fitted with a range of cream wall and base units complemented by laminate work surfaces, a stainless steel sink and drainer, electric oven and gas hob with extractor above. There is space for a freestanding fridge freezer, an integrated dishwasher, and ample room for a dining table and chairs. A door leads through to a practical utility room, providing plumbing for a washing machine, housing the gas central heating boiler, and giving access to a downstairs WC.

To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room and space for wardrobes. The family bathroom is fitted with a modern white suite comprising a panelled bath, WC and wash hand basin. The landing also provides access to a useful storage cupboard and the loft space.

Externally, the property benefits from an attractive rear garden, predominantly laid to lawn with a paved patio area, all enclosed by timber fencing. A long tarmac driveway to the side provides ample off-street parking and leads to a detached single garage with up-and-over door. The front garden is also mainly laid to lawn.

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 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.

Tenure & Charges

The property is Freehold but a management charge of approx £100 per annum is payable for the maintenance of communal outside space. North Yorkshire Council Tax Band E.

Services

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

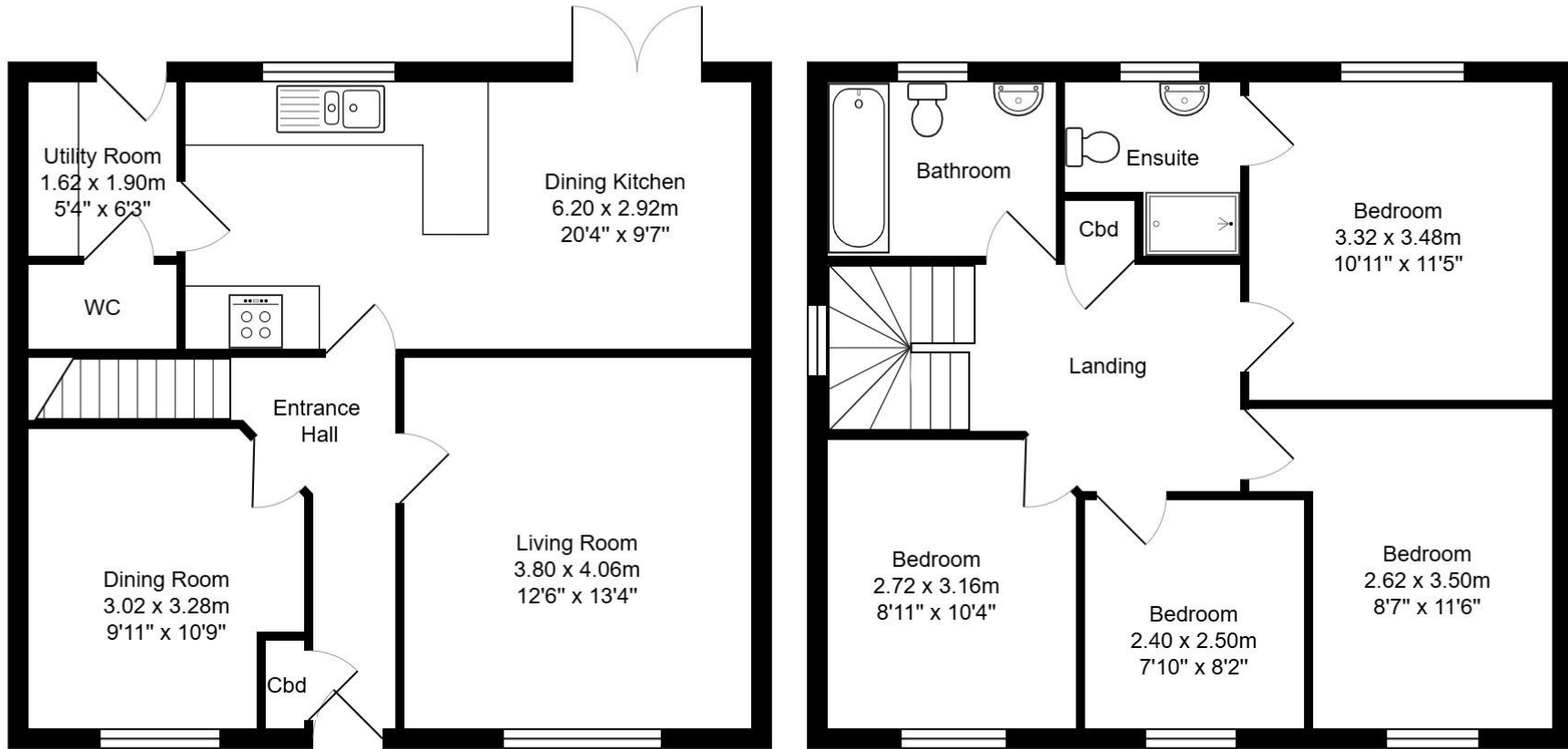
Viewings

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.



All measurements are approximate and for display purposes only.

www.youngsrps.com
Northallerton 01609 773004



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