



19 BEN HYDE WAY, NORTHALLERTON  
NORTH YORKSHIRE, DL7 8WA



# 19 BEN HYDE WAY

Northallerton, North Yorkshire, DL7 8WA

This well-presented, first-floor apartment offers ready-to-move-into accommodation within a sought-after development, conveniently located close to the town centre and local amenities. The property features an open-plan living area with Juliette balcony, two double bedrooms including a principal en-suite, a modern bathroom, and benefits from a garage, allocated parking and pleasant communal garden areas.

- Immaculate First Floor Apartment
- Two Double Bedrooms
- Ensuite to Master Bedroom
- Open Plan Living Space
- Off Street Parking & Single Garage
- EPC Rating B

**ASKING PRICE £169,500**

## GET IN TOUCH

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

01609 773004

[northallerton@youngsrps.com](mailto:northallerton@youngsrps.com)





#### DESCRIPTION

This stylish first-floor apartment is presented in excellent condition and offers well-planned, ready-to-move-into accommodation, ideally suited to a range of occupiers including professionals working locally. Situated within a sought-after development, the property benefits from an en-suite, garage and allocated parking, while remaining conveniently close to the town centre and local amenities.

The accommodation comprises a communal entrance hallway leading to a private entrance hall and an open-plan living room/kitchen. The living area features French doors opening to a Juliette balcony, while the kitchen is fitted with modern gloss units, worktops and a range of integrated appliances including an oven and hob, fridge/freezer, dishwasher and washing machine.

The hallway provides access to two well-proportioned double bedrooms, with the principal bedroom benefiting from an en-suite shower room, along with a main bathroom fitted with a bath and overhead shower, WC and wash hand basin.

Externally, the development offers pleasant communal garden areas together with allocated and visitor parking.

#### 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**

The property is Leasehold of 155 years commencing 2018. Annual ground rent of approx £140 and a service and estate charge of approx £776.90.

#### **Charges**

North Yorkshire Council Tax Band B.

#### **Services**

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

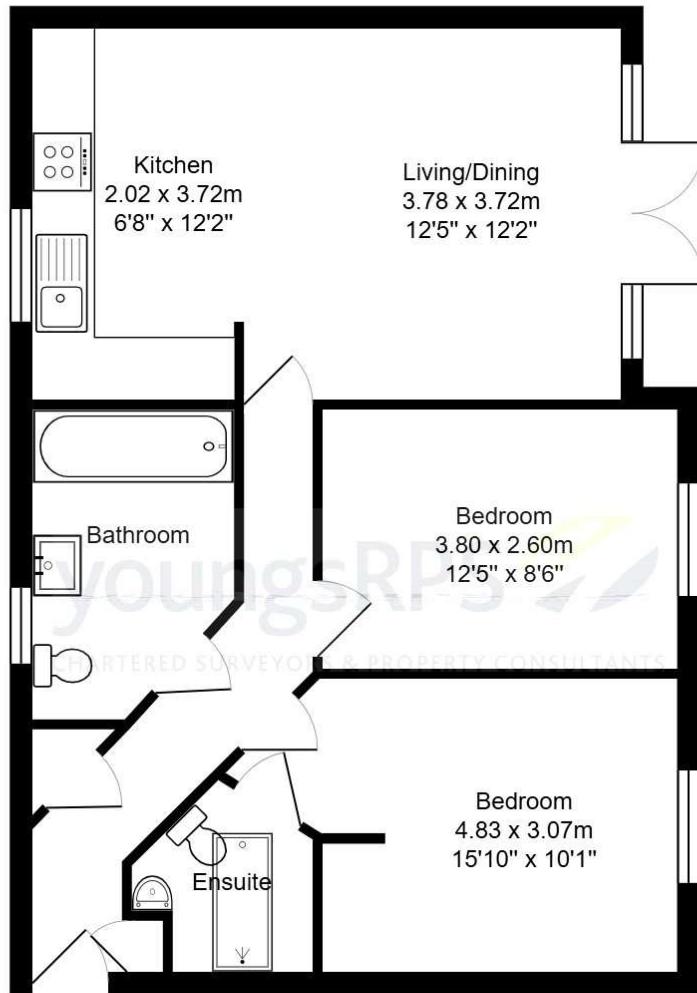
#### **Viewings**

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.





All measurements are approximate and for display purposes only.

Total Area: 62.6 m<sup>2</sup> ... 674 ft<sup>2</sup>

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



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