



16 RUFUS WAY, NORTHALLERTON  
NORTH YORKSHIRE, DL7 8WF



## 16 RUFUS WAY

Northallerton, North Yorkshire, DL7 8WF

A well-presented four-bedroom detached family home, located on a popular modern development within walking distance of Northallerton High Street. The property features a bay-fronted living room, recently upgraded kitchen/dining room with breakfast bar and French doors to the rear garden, and a utility room. The first floor offers a master bedroom with en suite, three further bedrooms, and a family bathroom. Externally, there is a long driveway, single garage, and a good-sized rear garden with patio — an ideal family home in a convenient location.

- Detached Family Home
- Four Bedrooms
- Sought After Location Close to Town Centre
- Ensuite to Master Bedroom
- Generous Rear Garden
- EPC Rating B

**GUIDE PRICE £315,000**

### GET IN TOUCH

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

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## DESCRIPTION

A well-presented four-bedroom detached family home, occupying a pleasant position on a popular modern development within walking distance of Northallerton High Street. The property benefits from gas-fired central heating and double glazing throughout.

The accommodation opens into a spacious entrance hall with useful under-stairs storage and a ground floor cloakroom with additional cupboard space. To the front elevation, a generously proportioned living room features a bay window, allowing an abundance of natural light. To the rear, the recently upgraded kitchen/dining room forms the heart of the home, fitted with a stylish range of contemporary grey matt wall and base units complemented by quartz worktops, integrated appliances and a breakfast bar seating three. French doors from the dining area open directly onto the rear garden, creating an excellent space for family living and entertaining. A door from the kitchen leads to a practical utility room with side access.

To the first floor, the landing provides access to a part-boarded loft space with pull down ladder. The principal bedroom benefits from fitted wardrobes and a modern en suite shower room comprising a double shower enclosure, WC and wash hand basin. There are three further well-proportioned bedrooms and a family bathroom fitted with a white suite including bath with shower over, WC and wash hand basin.

Externally, a long driveway provides ample off-street parking and leads to a single garage with electric door and pedestrian access to the rear garden. Additionally there is an electric vehicle charger. The good-sized rear garden is predominantly laid to lawn and includes a paved patio area, ideal for outdoor seating and a play area laid to bark chippings.

A superb family home in a highly convenient and sought-after location.

## 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.

#### **Viewings**

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

#### **Services**

Mains drainage, water & electric. Gas central heating.

#### **Charges**

North Yorkshire Council Tax Band D.

#### **Tenure**

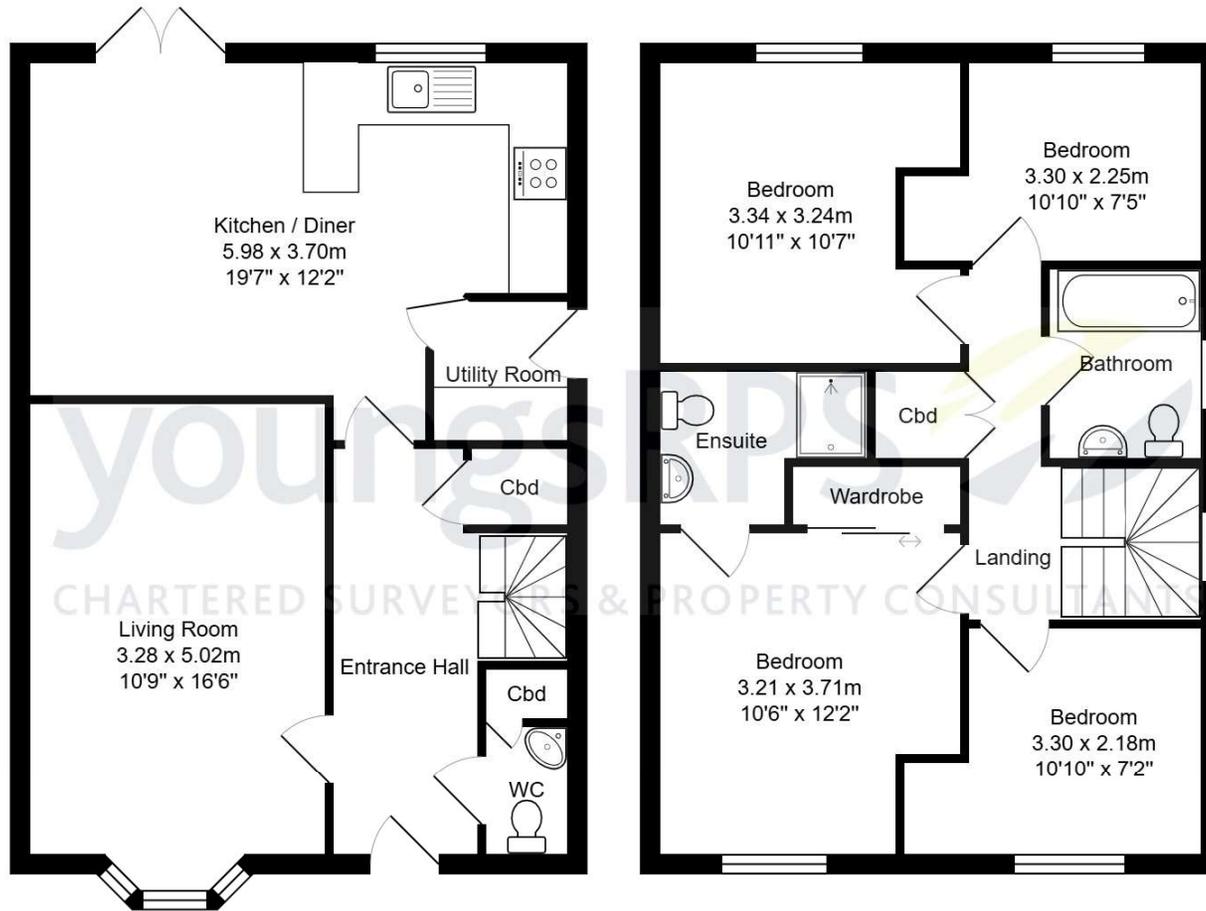
The property is Freehold.

#### **Agent's Notes**

Approx £124 per year fee payable to Allerton Property Management for maintenance of the green spaces.

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: 117.1 m<sup>2</sup> ... 1260 ft<sup>2</sup>

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



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