



100 RUNNYMEDE WAY, NORTHALLERTON  
NORTH YORKSHIRE, DL6 2FR



# 100 RUNNYMEDE WAY

Northallerton, North Yorkshire, DL6 2FR

This beautifully presented and upgraded home offers stylish, well-planned accommodation and is ideal for modern family living. Highlights include a contemporary kitchen diner with integrated appliances and French doors to the garden, three double bedrooms including a principal en-suite, a first-floor study, and a boarded loft. Externally, the property benefits from a landscaped rear garden, driveway parking and an integral garage with excellent potential for conversion, subject to consent.

- Stunning Upgraded Family Home
- Three Bedrooms plus Study
- Landscaped Gardens
- Master Bedroom with Ensuite
- EPC Rating B

**GUIDE PRICE £315,000**

## GET IN TOUCH

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## DESCRIPTION

This beautifully presented home has been significantly upgraded by the current owners and offers well-planned, contemporary accommodation throughout. Early viewing is highly recommended to fully appreciate the quality and finish on offer.

The property is accessed via a composite front door leading into a welcoming entrance hallway with inset doormat, side window and useful storage cupboard. A door opens into the living room, featuring vinyl flooring, a front-facing window and staircase rising to the first floor.

To the rear of the property is a spacious and stylish kitchen diner, fitted with a range of white gloss wall and base units complemented by white quartz worktops and under-cupboard lighting. The kitchen is well equipped with a 1½ bowl sink and drainer, induction hob with extractor over, and a range of integrated appliances including fridge, freezer, eye-level electric oven, microwave, slimline dishwasher and washing machine. There is ample space for a dining table and chairs, with French doors opening onto the rear garden. A generous storage cupboard provides additional cloaks space, and there is also a conveniently located ground floor WC.

The first floor offers three double bedrooms, two of which benefit from sliding wardrobes that are included in the sale. The principal bedroom further enjoys a superb en-suite shower room, fitted with a double shower enclosure, WC and wash hand basin. The remaining bedrooms are served by a modern family bathroom comprising a panelled bath, WC and wash hand basin. In addition, there is a separate study on the first floor, ideal for home working without compromising bedroom accommodation. The loft space is boarded and benefits from a pull-down ladder and lighting.

Externally, the rear garden is mainly laid to lawn with a generous patio area, raised planters, upgraded timber fencing and an attractive pergola. Timber gates provide access to the front of the property. The front garden is laid to lawn with a paved pathway leading to the entrance. A tarmac driveway provides off-street parking and leads to the integral garage.

The current owners have insulated the integral garage, including plaster boarding the walls and installing French doors, offering excellent potential for conversion into





additional living accommodation, subject to any necessary consents.

#### **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 Moors 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. Solar panels are connected and owned outright by the current owners.

#### **Charges**

North Yorkshire Council Tax Band D.

#### **Viewings**

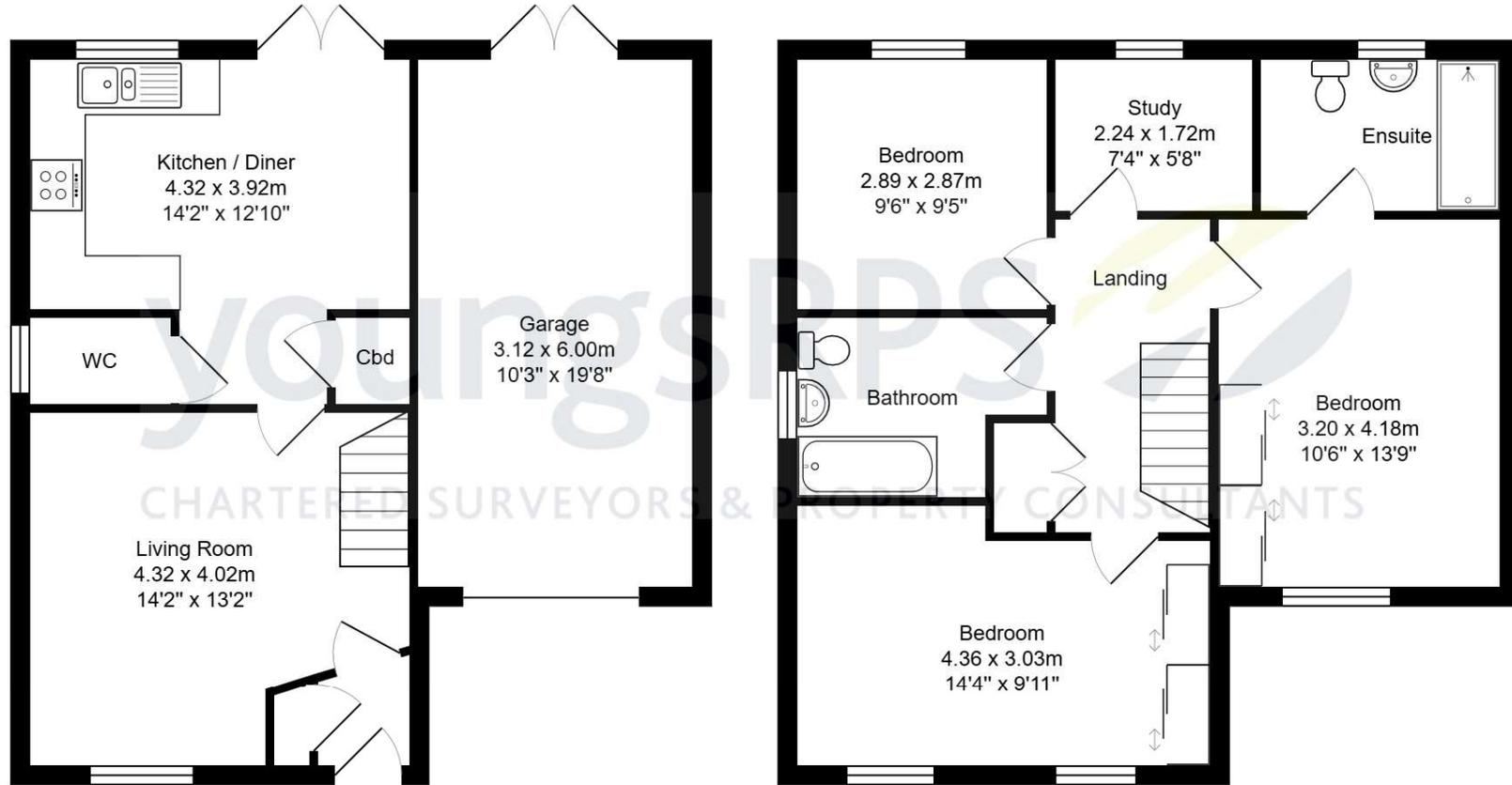
Strictly by appointment only. Please contact the Agent on 01609 773004.

#### **Tenure**

The property is Freehold. An Estate Management fee of approx. £100 per annum is also applicable.

#### **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: 108.4 m<sup>2</sup> ... 1167 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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