



77 RUNNYMEDE WAY, NORTHALLERTON
NORTH YORKSHIRE, DL6 2FB



77 RUNNYMEDE WAY

Northallerton, North Yorkshire, DL6 2FB

This beautifully presented four-bedroom home occupies an attractive position along a private driveway, enjoying an open aspect to the front and a south-westerly facing landscaped garden to the rear. Offering spacious and well-appointed accommodation throughout, including a stylish kitchen/dining room with French doors, a principal bedroom with walk-in wardrobe and en-suite, integral garage and driveway parking, the property provides an ideal balance of modern comfort and practical family living in a desirable setting.

- Detached Family Home
- Four Bedrooms
- Master Bedroom with Ensuite & Walk in Wardrobe
- Impressive Landscaped South Westerly Facing Gardens
- Off Street Parking & Integral Garage

GET IN TOUCH

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

01609 773004

northallerton@youngsrps.com





DESCRIPTION

This beautifully presented home is approached via a private driveway serving only a small number of properties and enjoys an attractive open aspect to the front. A composite entrance door opens into a welcoming hallway, complete with two useful storage cupboards, moduleo vinyl flooring and a generously proportioned ground floor WC, which offers potential for conversion into an accessible shower room if required.

The living room is positioned to the front elevation and benefits from windows to both the front and side, creating a wonderfully light and airy space. To the rear, the stylish kitchen/dining room is fitted with contemporary light grey wall and base units, complemented by wood-effect laminate worktops, a stainless-steel sink with drainer and a hob with extractor hood above. Integrated appliances include a dishwasher, washing machine, double electric oven and fridge freezer. There is ample space for a family dining table, with French doors opening directly onto the rear garden, ideal for both everyday living and entertaining.

To the first floor, four well-proportioned bedrooms are arranged off the landing. The principal bedroom features a walk-in wardrobe and a modern en-suite shower room. Two further bedrooms are comfortable doubles, with the fourth a generous single. The family bathroom is appointed with a panelled bath with shower over, WC and wash hand basin.

Externally, the south-westerly facing rear garden has been thoughtfully landscaped to create an attractive and low-maintenance outdoor space, incorporating an extended patio, raised planters and a generous lawned area. The garden is enclosed by timber fencing and brick walling, and a recently installed summerhouse provides additional versatility and enjoyment of the outdoor setting.

To the front, the garden is predominantly laid to lawn with mature shrub borders. A tarmac driveway provides off-street parking for two vehicles and leads to the integral single garage, equipped with an up-and-over door, power and lighting.

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 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.

Charges

North Yorkshire Council Tax Band E.

Viewings

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

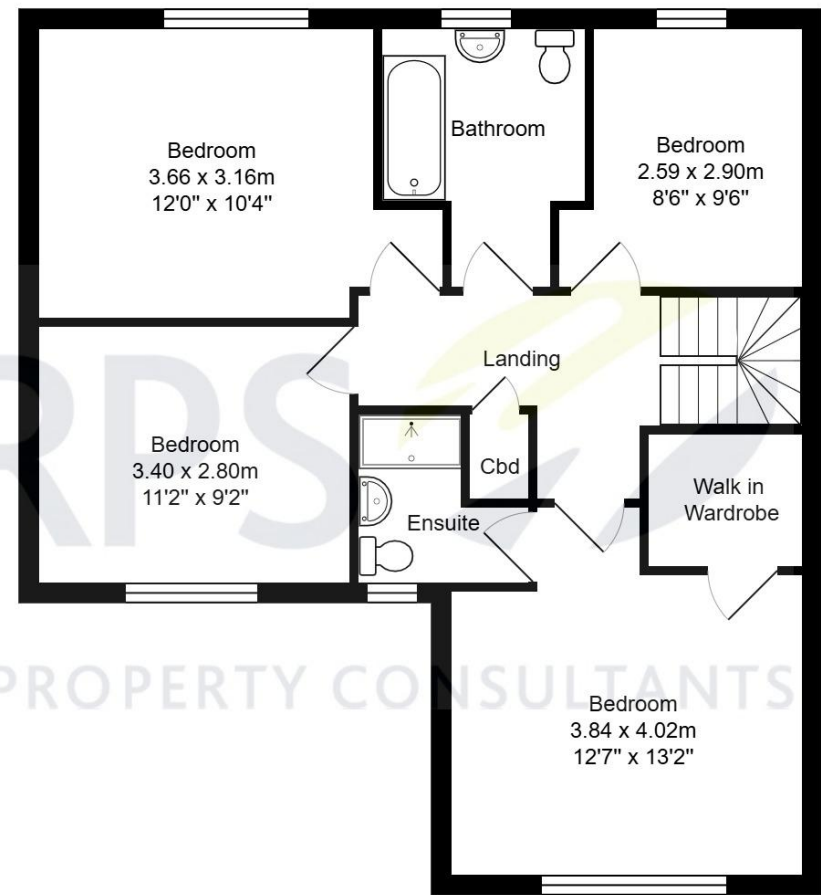
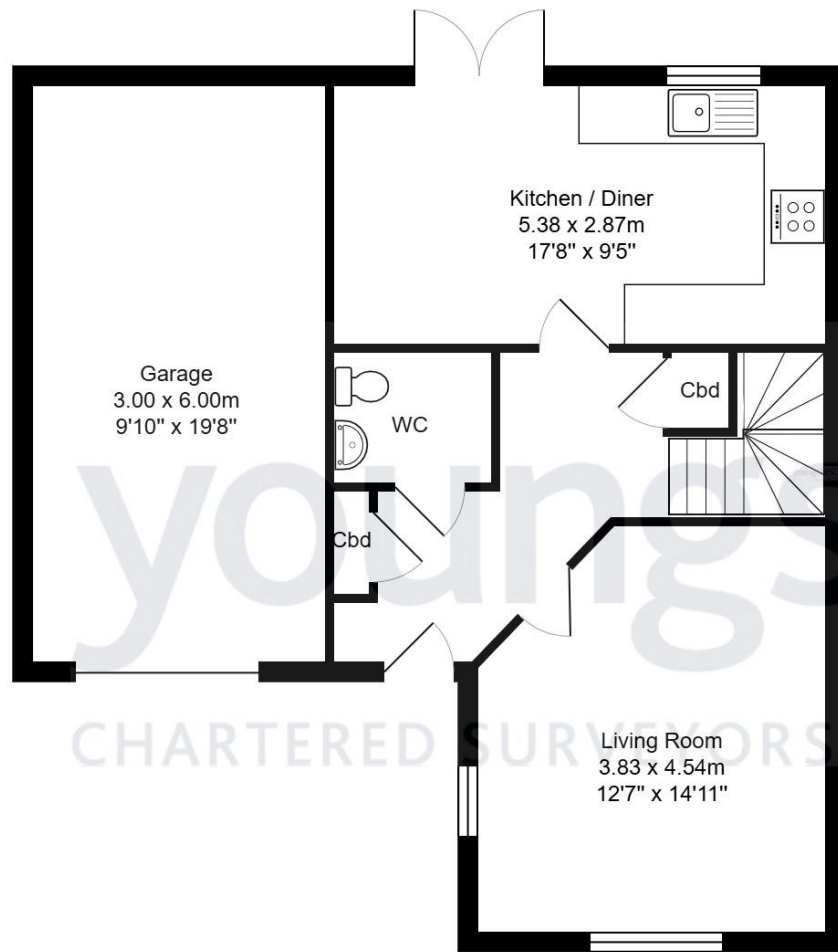
Tenure

The property is Freehold. An Estate Management fee of approx. £120 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: 128.9 m² ... 1387 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.