



18 RUNNYMEDE WAY, NORTHALLERTON
NORTH YORKSHIRE, DL6 2FB



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Northallerton, North Yorkshire, DL6 2FB

Ideally located close to Northallerton town centre, this beautifully presented three double-bedroom end-terrace home offers spacious and well-appointed accommodation arranged over three floors. Featuring a contemporary dining kitchen with French doors to a south-easterly facing garden, a generous principal bedroom suite, larger-than-average plot and driveway parking for two vehicles, the property is perfectly suited to modern family living.

- Three Bedroom Town House
- Larger Than Average Plot
- Off Street Parking for 2 Vehicles
- Remainder of NHBC Guarantee
- Popular Location Close to Town Centre
- EPC Rating B

GUIDE PRICE £225,000

GET IN TOUCH

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DESCRIPTION

A beautifully presented end-terrace home, ideally situated within easy reach of Northallerton town centre, offering well-appointed and spacious accommodation arranged over three floors.

The property is entered via a composite front door into a welcoming living room with window to the front aspect and useful under-stairs storage. A door leads through to an inner hallway with staircase rising to the first floor and a convenient ground-floor WC.

The contemporary kitchen is fitted with a range of white gloss wall and base units complemented by laminate work surfaces, incorporating an electric oven, gas hob with extractor hood and stainless steel sink. There is plumbing for a washing machine, space for a tall fridge-freezer and slimline dishwasher, together with ample room for a dining table and chairs. French doors open directly onto the rear garden, creating an ideal setting for everyday living and entertaining.

To the first floor are two well-proportioned double bedrooms and a modern family bathroom fitted with a white suite comprising a panelled bath with shower over, WC and wash hand basin. The second floor is dedicated to a generous principal bedroom suite with useful storage areas.

Externally, the property occupies a larger-than-average plot with gardens extending to the front, side and rear. The south-easterly facing rear garden is enclosed by timber fencing and is predominantly laid to lawn, incorporating a paved patio, raised decking area and timber garden shed. A driveway to the side provides off-street parking for two vehicles, while the front garden is laid to lawn with a paved pathway leading to the entrance.

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.

Viewings

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

Charges

North Yorkshire Council Tax Band C.

Services

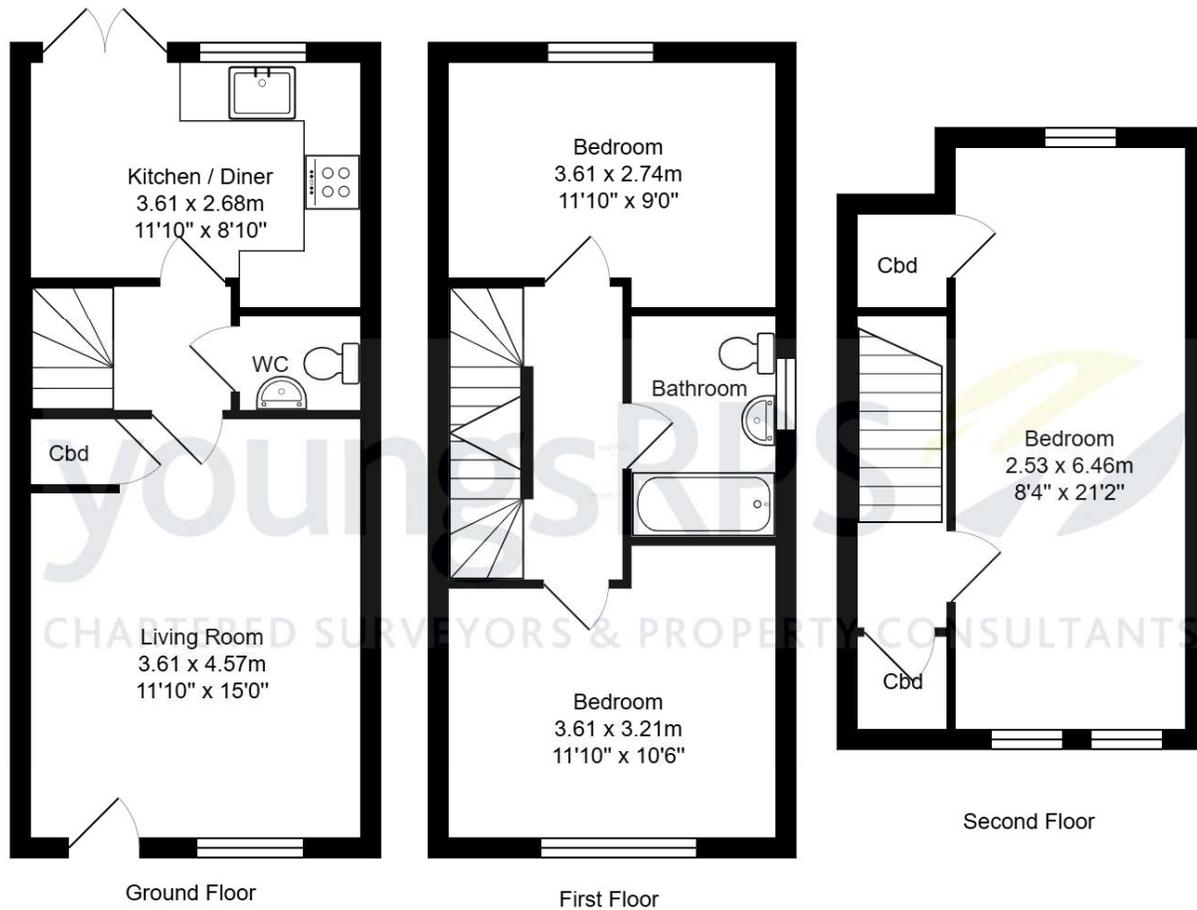
Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water.

Tenure

The property is Freehold with a management charge of circa £100 per annum is payable for the maintenance of communal outside space.

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



Ground Floor

First Floor

Second Floor

All measurements are approximate and for display purposes only.

Total Area: 83.1 m² ... 895 ft²

www.youngsrps.com
Northallerton 01609 773004



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