



16 WAGTAIL PLACE, NORTHALLERTON
NORTH YORKSHIRE, DL6 2FY



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Northallerton, North Yorkshire, DL6 2FY

A well-presented and spacious property with excellent accommodation including a modern open plan kitchen/dining/living room, downstairs WC, two double bedrooms and a family bathroom. Externally there is a landscaped rear garden and off-street parking. Viewing is highly recommended.

- End Terraced Home
- Open plan living accommodation
- Two large double bedrooms
- Beautiful Rear Garden
- Off-street Parking
- Remainder of NHBC warranty

GET IN TOUCH

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

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DESCRIPTION

The property is accessed via a composite front door into a spacious entrance hallway with downstairs WC. A door to the left leads into a generously proportioned kitchen dining living room with window to the front and French doors to the rear garden. The modern kitchen comprises wall and floor units, laminate worktops and stainless-steel sink and drainer. There is an integrated electric oven, gas hob with extractor over, fridge freezer, washing machine and dishwasher. Additionally, there is a breakfast bar, stairs rising to the first floor and a storage cupboard.

To the first floor there are two double bedrooms. The master bedroom enjoys a window to the rear, space for wardrobes and an additional storage cupboard. The second bedroom has dual windows facing the front of the property. The bedrooms are serviced by the house bathroom with panel bath with shower over, WC and pedestal wash hand basin.

Externally there is a landscaped rear garden which is laid mainly to lawn with two paved patio areas, timber garden shed and is enclosed in timber fencing. To the front there is driveway affording one off street parking space and one shared visitor space.

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 C.

Viewings

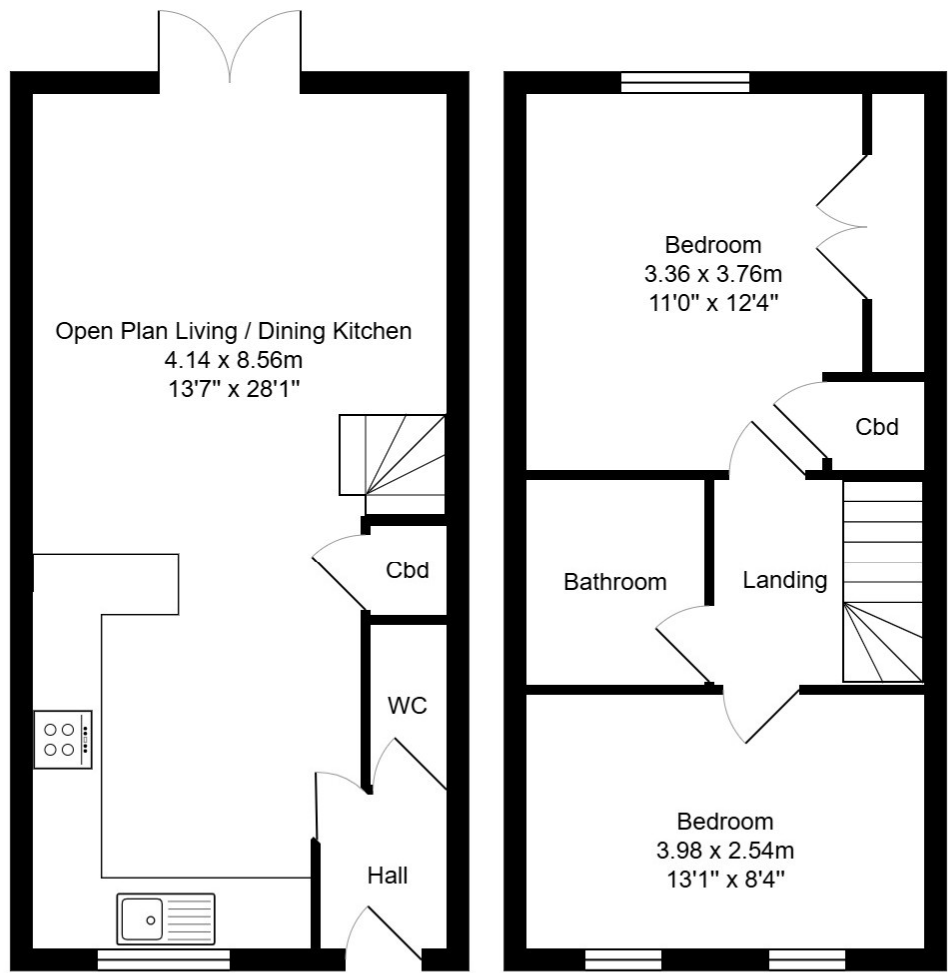
Strictly by appointment only. Please contact the Agent.

Agent's Notes

There will be a management charge that will come into place however it is N/A currently until the site is finished.

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.

www.youngsrps.com
Northallerton 01609 773004



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