



45 BRICKSIDE WAY, NORTHALLERTON
NORTH YORKSHIRE, DL6 2FE



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A well-presented two-bedroom mid-terraced home offering modern open-plan living, two double bedrooms, a downstairs WC and enclosed rear garden. The property also benefits from two allocated off-street parking spaces to the rear.

- Mid Terraced Home
- Two DOUBLE Bedrooms
- Open Plan Kitchen Dining Living Space
- Low Maintenance Gardens
- Off Street Parking for Two Vehicles
- EPC Rating B

GUIDE PRICE £165,000

GET IN TOUCH

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

01609 773004

northallerton@youngsrps.com





DESCRIPTION

Entered via the front door into a welcoming hallway, with space for hanging coats and stairs rising to the first floor. A door leads through to the main open-plan kitchen and living space.

The kitchen is positioned to the front of the property and is fitted with a range of white wall and floor units complemented by contrasting grey worktops. There is a gas hob with extractor over, electric oven, plumbing for a washing machine, space for a tall fridge/freezer and a one-and-a-half bowl sink and drainer. A breakfast bar provides space for seating.

The living area is situated to the rear of the property, offering space for a sofa and additional chair, with French doors opening directly onto the rear garden. From the main living space, there is also access to a useful downstairs WC and built-in understairs storage.

To the first floor are two double bedrooms. The principal bedroom is positioned to the rear, while the second double bedroom is located to the front and benefits from dual windows and a useful built-in cupboard/wardrobe over the stairs bulkhead.

Completing the accommodation is the family bathroom, fitted with a tiled bath with shower over, pedestal wash hand basin and WC.

Externally, the enclosed rear garden features a paved seating area, paved pathway, lawn and decking area, all enclosed by timber fencing. A rear gate provides access to the off-street parking area, where the property benefits from two parking spaces. To the front is a small decorative gravelled area.

This modern mid-terraced home offers well-proportioned accommodation and would make an ideal first-time purchase, investment opportunity or home for those looking for low-maintenance modern living.

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 drainage, water & electric. Gas central heating.

Charges

North Yorkshire Council Tax Band B.

Viewings

By appointment only please contact agent.

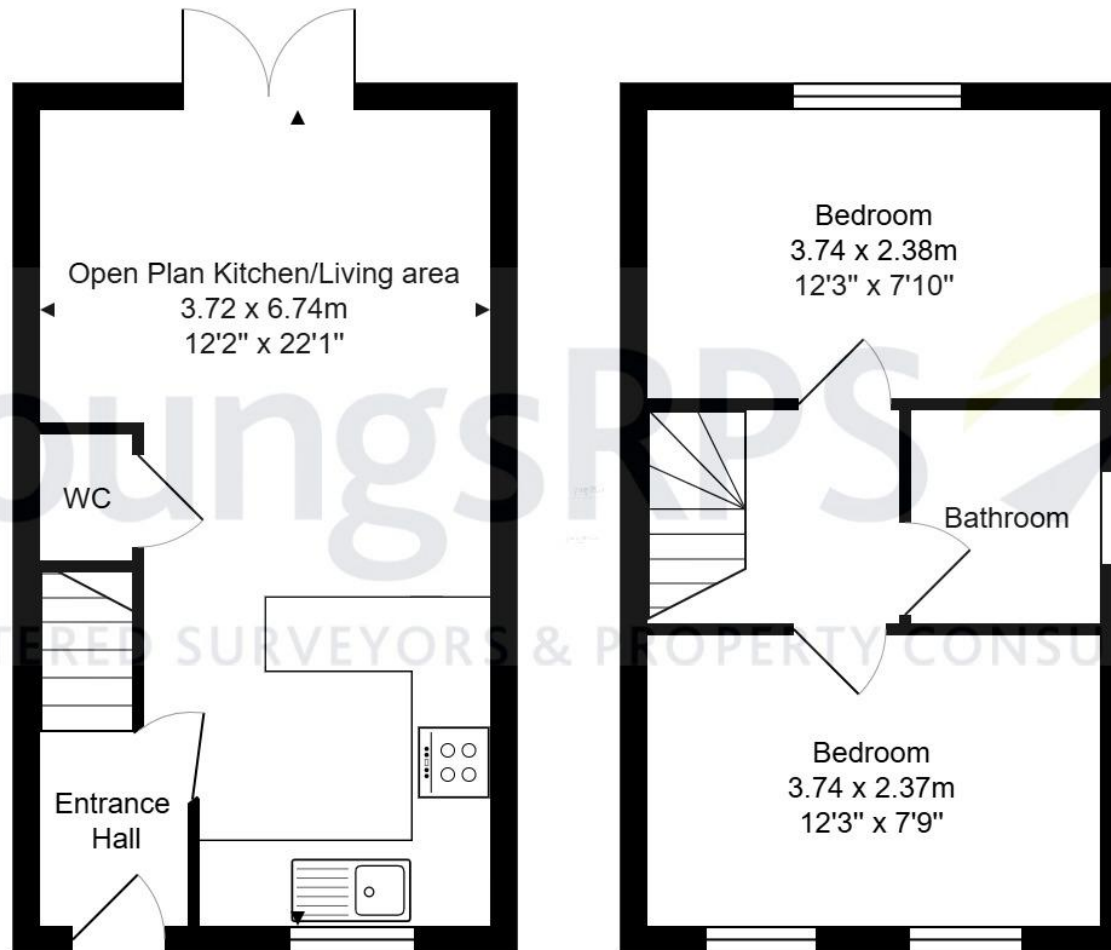
Tenure

The property is Freehold but a management charge of circa £108 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.





All measurements are approximate and for display purposes only.

www.youngsrps.com
Northallerton 01609 773004



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