



14 DE LACY ROAD, NORTHALLERTON
NORTH YORKSHIRE, DL7 8WD



14 DE LACY ROAD

Northallerton, North Yorkshire, DL7 8WD

A well-presented three-bedroom detached property, ideally situated on this popular residential estate within walking distance of the town centre. The property offers well-planned accommodation, a private rear garden, driveway and detached garage, together with a spacious living room, kitchen/diner with French doors to the garden, principal bedroom with en-suite and fitted wardrobes to two bedrooms.

- Popular Residential Area Close to Northallerton Town Centre
- Semi Detached House
- Three Bedrooms
- Master Bedroom with Ensuite
- Single Garage & Off Street Parking
- EPC Rating C

GUIDE PRICE £280,000

GET IN TOUCH

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

01609 773004

northallerton@youngsrps.com





DESCRIPTION

The property is approached via a front entrance door leading into the welcoming entrance hall, with stairs rising to the first floor, useful built-in storage with plumbing for a washing machine and further access to the ground floor WC.

The light and spacious living room benefits from windows to both the front and side, while the adjoining kitchen/diner provides an excellent everyday living and entertaining space. The kitchen is fitted with a range of wall, drawer and base units, work surfaces incorporating a stainless steel sink and drainer, gas hob and electric oven, together with plumbing for a dishwasher. French doors open directly onto the garden, creating a pleasant connection between the kitchen/dining area and outside.

To the first floor, there are three bedrooms, with the principal bedroom benefiting from fitted wardrobes and a modern en-suite shower room. The second bedroom also has fitted wardrobes, while the third bedroom provides a useful additional bedroom or home office. A family bathroom completes the first-floor accommodation.

Externally, the property benefits from gravelled areas to the front and side, interspersed with mature plants and shrubs. The private, south facing rear garden comprises a lawn and patio areas enclosed in brick walling and timber fencing. A single driveway provides off-road parking and leads to the detached single garage, which also benefits from useful roof storage.

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 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.

Tenure

The property is Freehold. An annual Estate Management charge of £124 Approx is also applicable.

Services

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

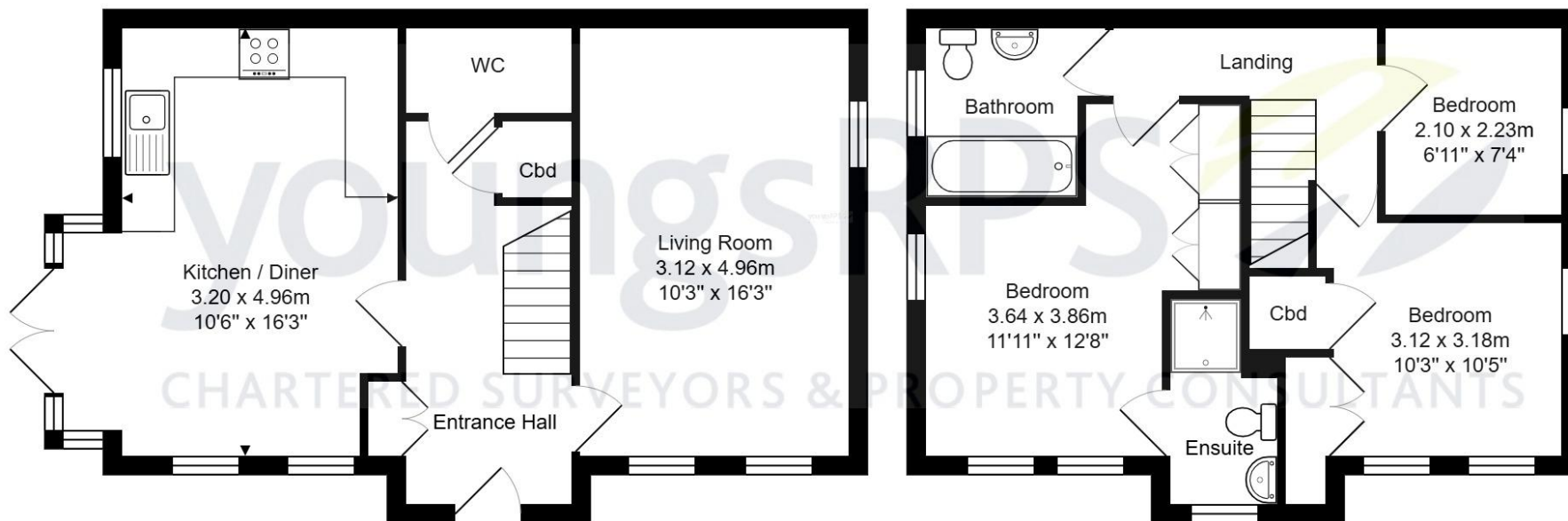
Charges

North Yorkshire Council Tax Band C.

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.

Total Area: 81.0 m² ... 872 ft²

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.