



**14 Runnymede Way**  
Northallerton, DL6 2FB

**youngsRPS** 



# 14 Runnymede Way Northallerton DL6 2FB

**Guide Price: £175,000**

An opportunity to purchase the benefits of buying a new- build home without having to wait for the plot to be built. Located on the popular Kings Park development recently built by Persimmon Homes, the 'Morden' offers excellent accommodation with an open plan Kitchen Living Room & Dining area & 2 well-proportioned bedrooms. Gas CH, off-street parking.

- Open Plan Kitchen Living Room
- Two Bedrooms
- Gas Central Heating
- Rear Garden
- Off Street Parking
- EPC Rating B



**youngsRPS**

Northallerton 01609 773004



## DESCRIPTION

An opportunity to purchase the benefits of buying a new- build home without having to wait for the plot to be built. Located on the popular Kings Park development recently built by Persimmon Homes, the 'Morden' offers excellent accommodation with an open plan Kitchen Living Room & Dining area, 2 well proportioned bedrooms & a family size bathroom. There is a pleasant enclosed garden to the rear & two off-street parking places.

## ACCOMMODATION

### ENTRANCE HALL

With part glazed Upvc door, radiator, return staircase to first floor.

### OPEN PLAN LIVING KITCHEN

22' 2" x 12' 2" (6.76m x 3.71m) With window to front, range of floor and wall cupboards with roll edge worktops and inset black composite sink, built under electric oven with gas hob and extractor over, breakfast bar, space for washing machine, integrated fridge freezer.

### LIVING ROOM

With French doors overlooking the rear garden, two radiators, storage cupboard.

## WC

With low flush WC, pedestal wash hand basin, extractor.

## FIRST FLOOR

### LANDING

With loft access.

### BEDROOM 1

12' 2" x 7' 10" (3.71m x 2.39m) With window to rear, double radiator.

### BEDROOM 2

12' 2" x 7' 10" (3.73m x 2.39m) With two windows to front, radiator

## BATHROOM

With window to side, white suite with glazed screen and deluge shower, part tiled walls, pedestal wash basin, low flush WC, inset halogen ceiling lighting, towel radiator.

## OUTSIDE

Front garden - Laid to lawn with paved pathway leading to the front door.

Rear garden - Enclosed by timber fencing, lawned area, sun

terrace and timber gate which leads to two parking spaces.

## SERVICES

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

## VIEWINGS

Viewings are strictly by appointment. Please contact the agent on 01609 773004.

## CHARGES

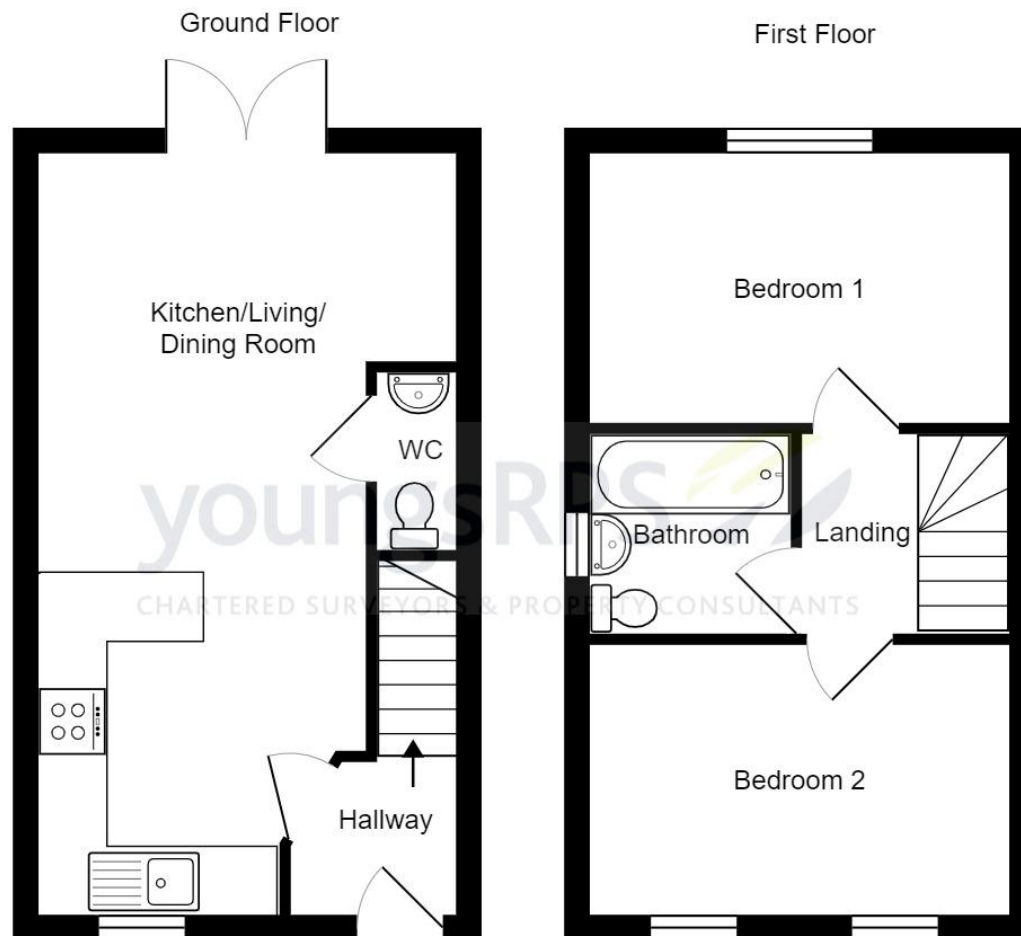
Hambleton District Council Tax Band B.

## 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.

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



All measurements are approximate and for display purposes only.

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