



**36 De Lacy Road**  
Northallerton, DL7 8WD

**youngsRPS** 



# 36 De Lacy Road Northallerton DL7 8WD

**Offers Over: £299,950**

Beautifully presented throughout, this 4 bedroom detached home is located in a convenient location within walking distance of the town. The 2 reception rooms offer versatile living space, the dining kitchen having French doors leading to the west facing rear garden & a practical walk-in utility cupboard. Well-maintained gardens to front & rear, detached single garage.

- Beautifully presented throughout
- Open plan dining kitchen with integrated appliances
- West facing rear garden
- Sought after location within walking distance of the town



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Youngs - Northallerton 01609 773004



The hallway of this stylish home has a return staircase, under stairs storage cupboard & a useful ground floor WC. The reception rooms include a well-proportioned sitting room with a bay window to the front & an open plan dining kitchen with a range of cream units, built-under electric oven with gas hob & extractor over, integrated fridge freezer & dishwasher. There is a useful utility cupboard which has plumbing for a washing machine & storage space. Upstairs, the house benefits from 4 bedrooms, the principal room having an en-suite shower room with double enclosure & a mains thermostatic shower. In addition, there is a house bathroom with a modern white suite with shower over the bath. Outside, the rear garden faces towards the west & is laid mainly to lawn. There is a convenient timber gate to the side, a paved sun terrace, gravel seating area & a range of mature plants & shrubs. To the front there is a tarmac driveway providing off-street parking for several vehicles & access to a single detached garage with power and light.

**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, bowling alley and cinema.

Ideally situated between The Yorkshire Dales National Park and The North York Moors 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.

**TENURE** The property is Freehold

**CHARGES** North Yorkshire Council Tax Band D.

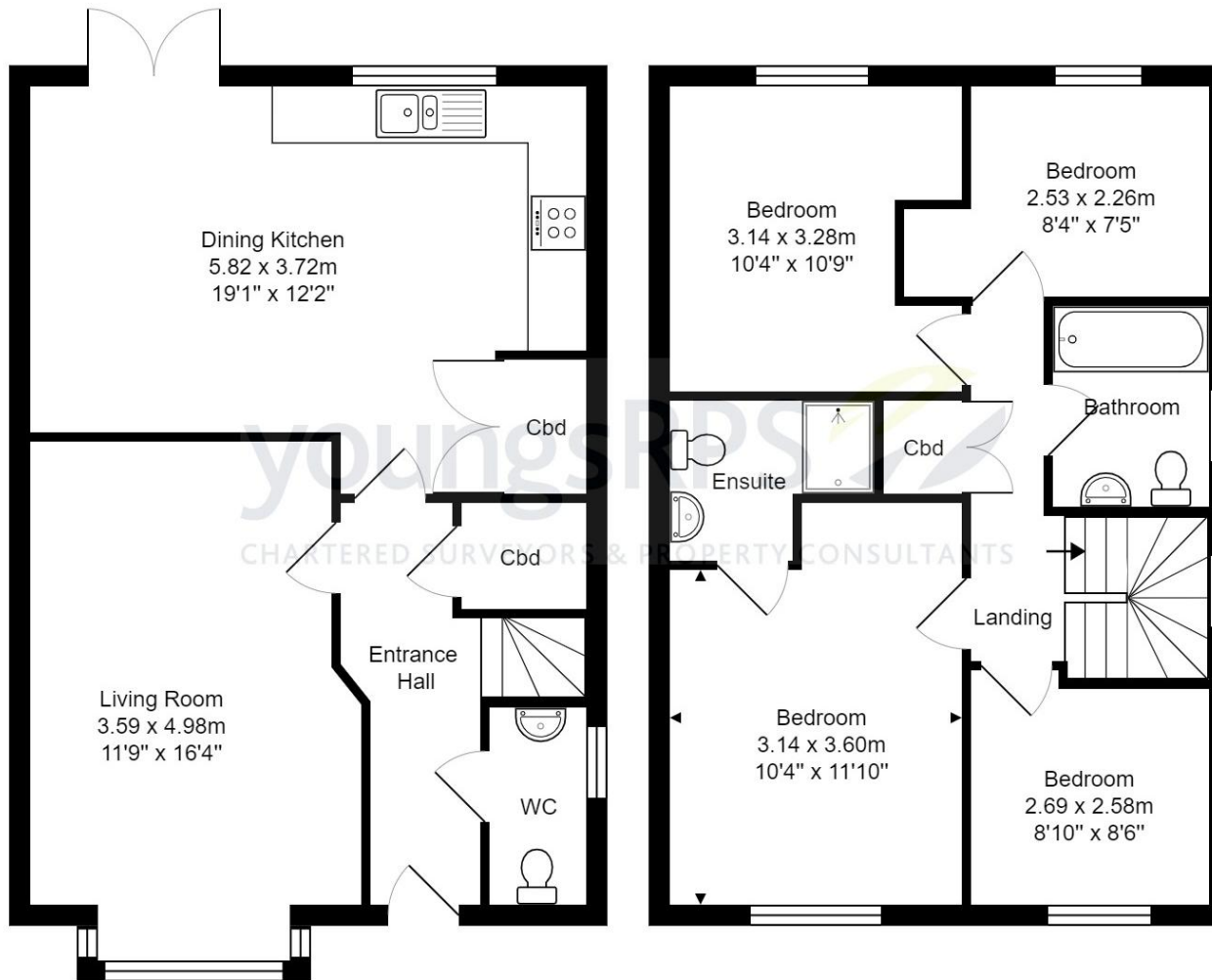
**SERVICES** Mains water, drainage & electric. Gas central heating.

**VIEWINGS** By appointment with the Agents. Call 01609 773004.

**AGENT'S NOTES** £124 per year fee payable to Allerton Property Management for maintenance of the green spaces.

**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		94 A
81-91	B	84 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.

**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 these 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.



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