



65 De Lacy Road
Northallerton, DL7 8WD

youngsRPS 

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Guide Price: £229,995

A modern three bedroom semi detached property which was built in 2015 by David Wilson Homes. Benefiting from modern and well maintained interiors, private rear garden, off street parking for several vehicles as well as the remainder of the NHBC warranty. This home would be perfect for a multitude of buyers including first time buyers and professional investors.

- Three Bedroom Semi Detached Property
- Conveniently located close to Northallerton town centre
- Ensuite to Master Bedroom
- Off street parking for several vehicles
- Private rear garden

youngsRPS 

Northallerton 01609 773004





The property is accessed via a part glazed UPVC door with an inset door mat, carpeted stairs rising to the first floor and downstairs WC. The living room is well-proportioned room with neutrally decorated walls, carpeted floor and a window to the front. A door leads into a spacious dining kitchen comprising a range of white gloss wall and base units with a contrasting laminate wood effect work surface and an inset stainless steel sink. Appliances include a gas hob with an electric oven underneath and an extractor over. There is an integrated fridge, freezer, dishwasher and space for a washing machine. The dining area provides ample space for a table with access to the rear garden via double patio doors. There is also a useful under stairs storage cupboard. The landing provides access to all upstairs rooms and a further storage cupboard. The master bedroom is neutrally decorated and enjoys fitted wardrobes and ensuite shower room. The ensuite is modern and comprises a shower enclosure, WC and pedestal wash hand basin. The second bedroom is a double room and the third a generous single. The family bathroom services these bedrooms and comprises a panel bath with shower over, pedestal wash hand basin and WC. Externally there is off street parking for several vehicles which runs from the front down to the side of the property. A generous rear garden is enclosed within a fence boundary with pedestrian



access gate to the side. The lawn is laid mainly to lawn with a patio area adjacent to the French doors and a timber garden shed.

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 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.

SERVICES Mains electricity, water, gas and drainage are



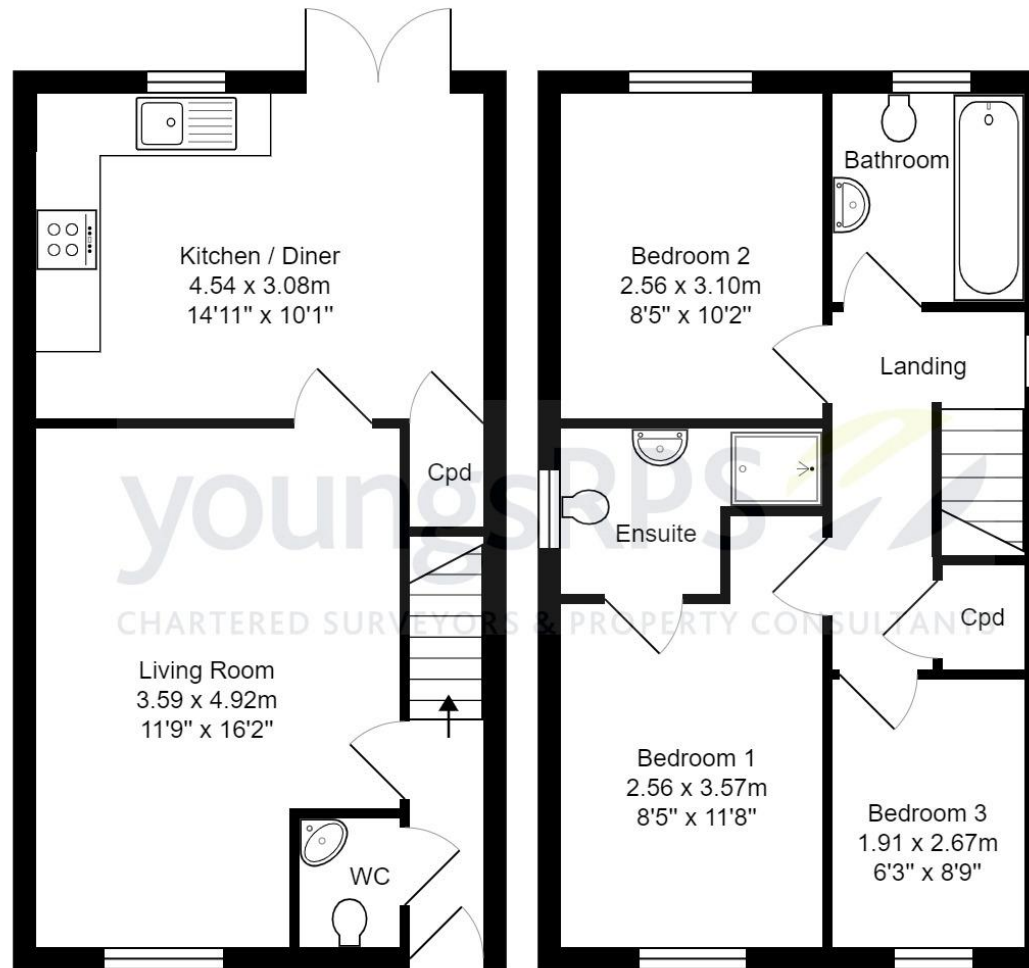
connected. Gas-fired central heating boiler to radiators and also supplying hot water.

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

CHARGES 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.





Ground Floor

First Floor

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 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.



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