



156 Runnymede Way
Northallerton, DL6 2FR

youngsRPS 

156 Runnymede Way Northallerton DL6 2FR

Guide Price: £239,995

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 Taylor Wimpey, the property offers excellent accommodation with an open plan living/dining Room, modern kitchen, bathroom 2 well proportioned bedrooms. There are gardens to front and rear and off street parking for 2 vehicles.

- Semi Detached Bungalow
- Two Bedrooms
- Modern Kitchen & Bathroom
- Southwest facing rear garden
- Off street parking for 2 vehicles

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Northallerton 01609 773004





This beautiful semi-detached bungalow offers a fantastic opportunity for a buyer to enjoy all the benefits of a new build property without a delay for the plot for be built. The property is approx. 1.5 years old and has been extremely well maintained by the current owners. A composite front door leads into a spacious hallway with door to a storage cupboard and also access to the loft. The two double bedrooms are both located to the front of the property, the smaller of which is used as a dining room. The main bedroom is of generous proportions and enjoys a bay window to the front and space for additional furniture. The living/dining room is located to the rear of the property, overlooking the garden and offers ample space for both seating and dining table and chairs. The modern kitchen comprises navy blue wall and floor units, contrasting worktops, composite sink and drainer and door to the rear garden. There is an electric oven, gas hob with extractor over, integrated fridge freezer, dishwasher and washing machine. A breakfast table and chairs also fit comfortably in the space.

The south westerly facing rear garden is enclosed in timber fencing, laid mainly to lawn with paved path down the side of the property, timber bin store and timber garden shed. To the front of the property there is a tarmac driveway affording off street parking for two vehicles. Additionally there are attractive lawned areas with shrub borders. The property enjoys

an open aspect to the front which is due to the landscaped by the developer.

LOCATION To access the property, viewers should driveway past the Taylor Wimpey Site Office and take the third turning on the left. 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 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.

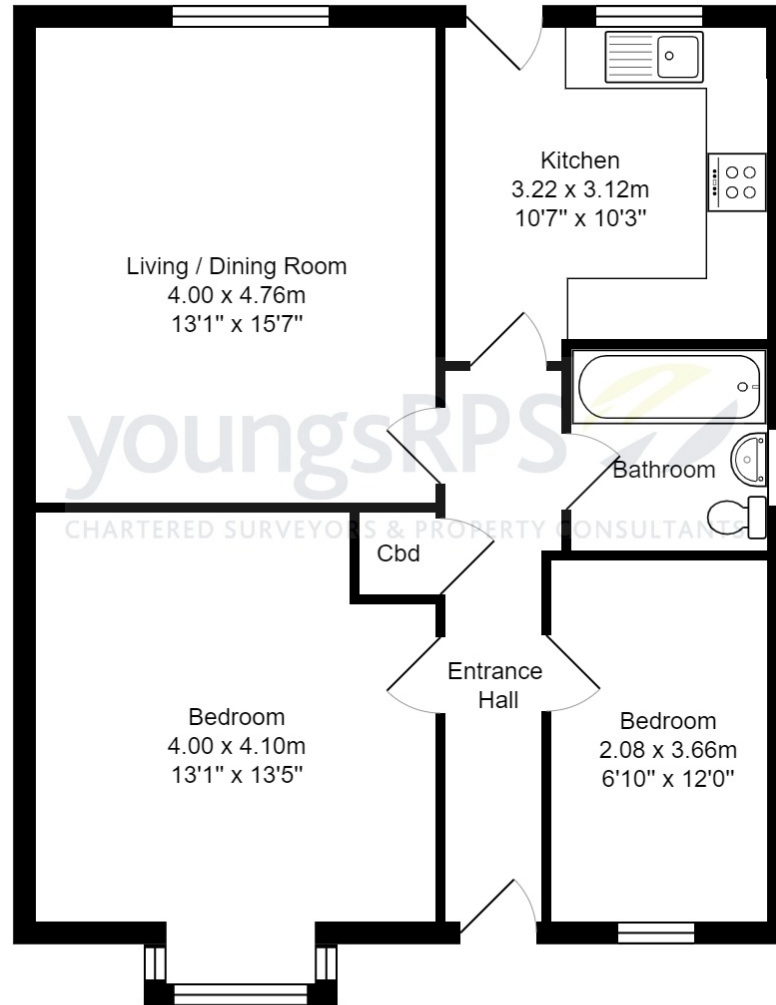
TENURE The property is freehold.

SERVICES & CHARGES Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water. North Yorkshire Council Tax Band C.

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

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		95 A
81-91	B	82 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 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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