



9 Wagtail Place
Northallerton, DL6 2FY

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Offers Over: £230,000

An opportunity to purchase the benefits of buying a new-build home without having to wait for the plot to be built. The property offers excellent accommodation including an open plan kitchen diner, spacious living room, three bedrooms, two bathrooms. There is an attractive rear garden and off street parking.

- Three Bedroom End Terraced House
- Ensuite Master Bedroom
- Modern interiors
- Cul-de-sac location and off street parking
- Rear garden
- Remainder of NHBC guarantee

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The property is accessed via a composite front door into an entrance hallway with door to the living room which is spacious and benefits from a storage cupboard. There is a useful downstairs WC which is generously proportioned to allow space as a cloakroom. The modern kitchen diner comprises navy wall and floor units, contrasting laminate worktops and a 1 1/2 bowl stainless steel sink and drainer. There is an electric oven, electric hob with extractor over, space for a tall fridge freezer and plumbing for a washing machine. A door leads from the dining area out to the rear garden.

To the first floor there are two double bedrooms serviced by a modern family bathroom comprising panel bath, WC and pedestal wash hand basin. To the second floor is a storage cupboard and magnificent master bedroom with ensuite shower room including a shower enclosure, WC, pedestal wash hand basin and large storage cupboard.

Externally there is a low maintenance rear garden which is larger than the average size of this style on the estate. It is mainly laid to lawn with paved patio area, timber store and further area laid to decorative gravel. The garden is enclosed in timber fencing with a side gate and path. To the front there are two of street parking spaces.

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 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 & CHARGES The property is Freehold but a management charge of £?? per annum is payable for the maintenance of communal outside space. North Yorkshire Council Tax Band C.

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

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	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 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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