



17 Beckside

Northallerton, DL7 8PA

youngsRPS 

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Guide Price: £325,000

This extended 3 bedroom detached property is immaculately presented throughout. Accommodation includes a superb open plan living kitchen, living room with stove, 2 beautifully appointed bathrooms & a rear garden facing towards the south. Located in a quiet cul de sac in the ever popular Romanby area.

- Beautiful throughout
- Superb open plan living kitchen
- Located on a quiet cul de sac in the popular Romanby area
- Rear garden faces towards the south



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Northallerton 01609 773004



A part glazed double glazed door leads into the front porch & through to a sitting room with a wood burning stove which gives a cosy feel to the room. There is an open aperture to a superb open plan living kitchen which has windows to several aspects allowing for plenty of light in addition to French doors overlooking the rear garden. There is a range of grey units & appliances include an eye level built-in electric double oven, halogen hob with contemporary style extractor over, integrated fridge freezer & dishwasher. There is additional space for both a washing machine, tumble dryer and dining area. A doorway leads to a rear hall with exit door to the side of the property & a ground floor WC. On the first floor the landing has a window to the side, airing cupboard & loft access. There are 3 double bedrooms, the largest having a beautifully appointed en-suite shower room with mains thermostatic shower with deluge head. The house bathroom is finished to a high standard with a white suite comprising bath with electric shower over, low flush WC & vanity basin with shelved cupboard below. Externally, the house has a long driveway allowing off -street parking for several vehicles & this leads to a garage store with newly fitted roller shutter door. Please note the garage is not full size as the rear space has been partitioned & cleverly used to create the WC & rear hallway within the house.. The front garden is laid mainly to lawn & has a paved pathway accessing the rear of

the property. The rear garden faces towards the south & backs on to an open green space. It is enclosed by timber fencing, has a lawned area & attractive raised flower beds. The garden is complemented by two paved seating areas. Viewing essential.

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 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.

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

CHARGES North Yorkshire Council Tax Band D.

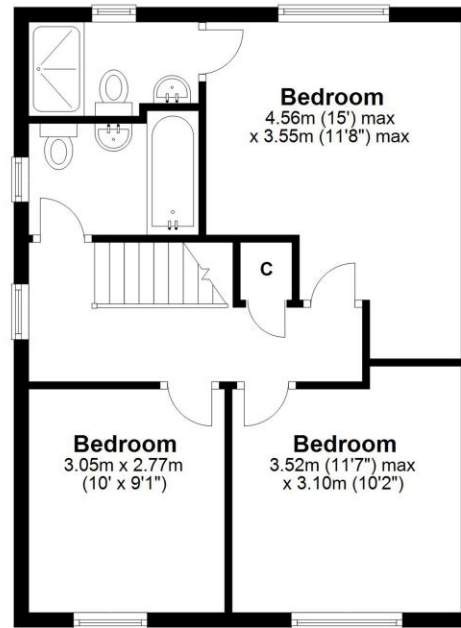
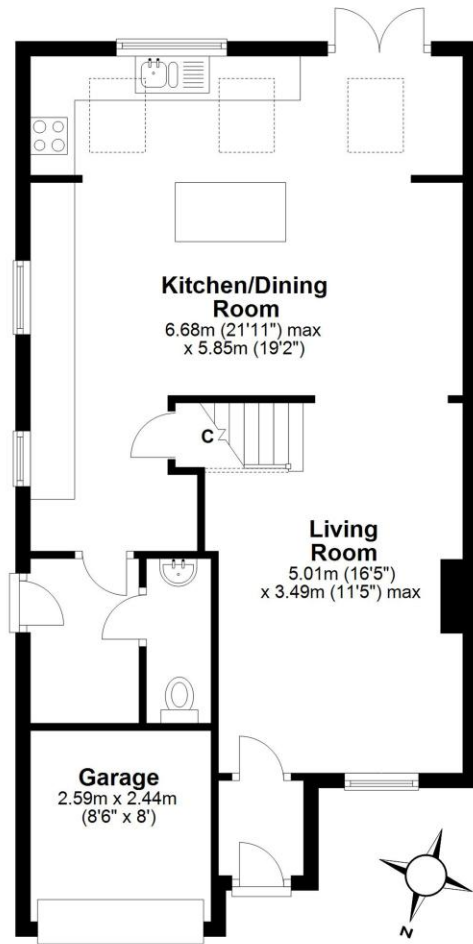
TENURE Freehold

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.



Beckside Northallerton

Total area: approx. 111.6 sq. metres (1201.0 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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