



**26 Helmsley Way**  
Northallerton, DL7 8SX

**youngsRPS** 

# 26 Helmsley Way Northallerton DL7 8SX

**Offers Over: £300,000**

An extended Semi-Detached family home located in the sought after village of Romanby. This property boasts a living room, open plan kitchen/dining/family room, utility/downstairs WC, 4 bedrooms and 2 bathrooms. Externally the property has off street parking, and gardens to front and rear. Viewing is highly recommended.

- Four Bedroom Semi Detached House
- Two bathrooms
- Open plan kitchen/dining/family room
- Gardens to front and rear.
- Off street parking for 2 vehicles

**youngsRPS** 

Northallerton 01609 773004





This delightful family home is located in a popular street close to the amenities of Romanby village and within walking distance of the training station and town centre. The property is accessed via a UPVC front door into an entrance porch and door into the hallway with stairs rising to the first floor. To the left is the living room with window to front, log burning stove and window to the front. To the rear there is a beautifully presented open plan kitchen/dining/family room. The kitchen comprises wall and floor units, laminate worktops, and sink. Integrated appliances include an electric oven, gas hob with extractor over, fridge, freezer, and dishwasher. There is space for a dining table and chairs as well as a large breakfast bar and doors out to the rear garden. An opening leads into an additional reception room, currently used as a playroom. A door accesses a useful utility space/downstairs WC with plumbing for a washing machine, space for a tumble drier and WC.

Upstairs are four well-proportioned bedrooms including a spacious master bedroom with fitted wardrobes. Two of the remaining bedrooms are doubles and the fourth a spacious single. There are two bathrooms upstairs perfect for a growing family. The bathroom comprises a panel bath with shower over, WC and wash hand basin. The shower room is located close to the master bedrooms and boasts a large walk-in shower enclosure, WC and wash hand basin.

Externally the rear garden is laid mainly to lawn and enclosed in hedging for added privacy. To the front the garden is laid to lawn and enclosed in low brick walling. There is a double driveway providing off street parking for two vehicles.

**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, green grocers 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.

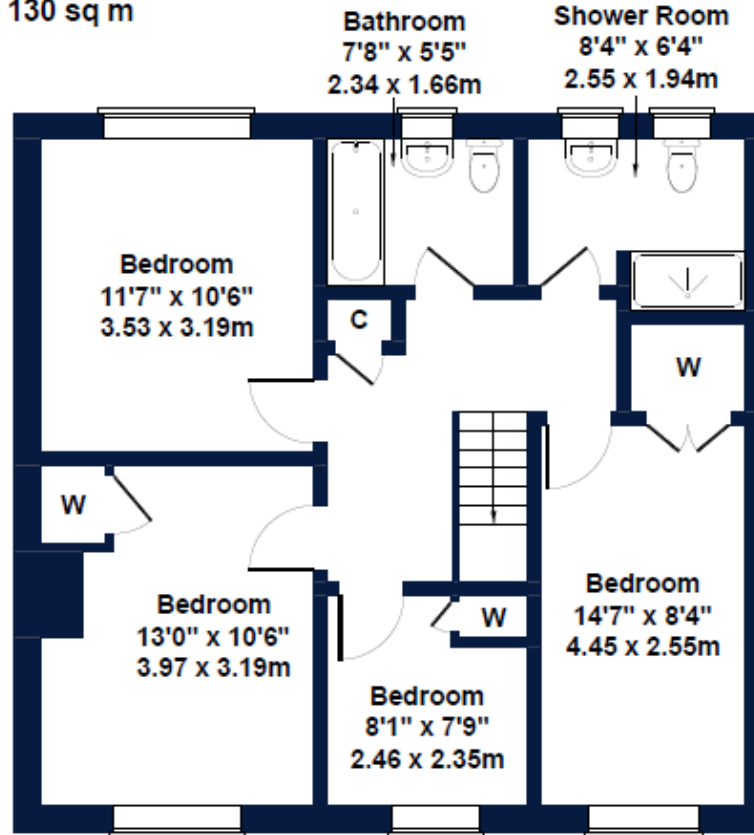
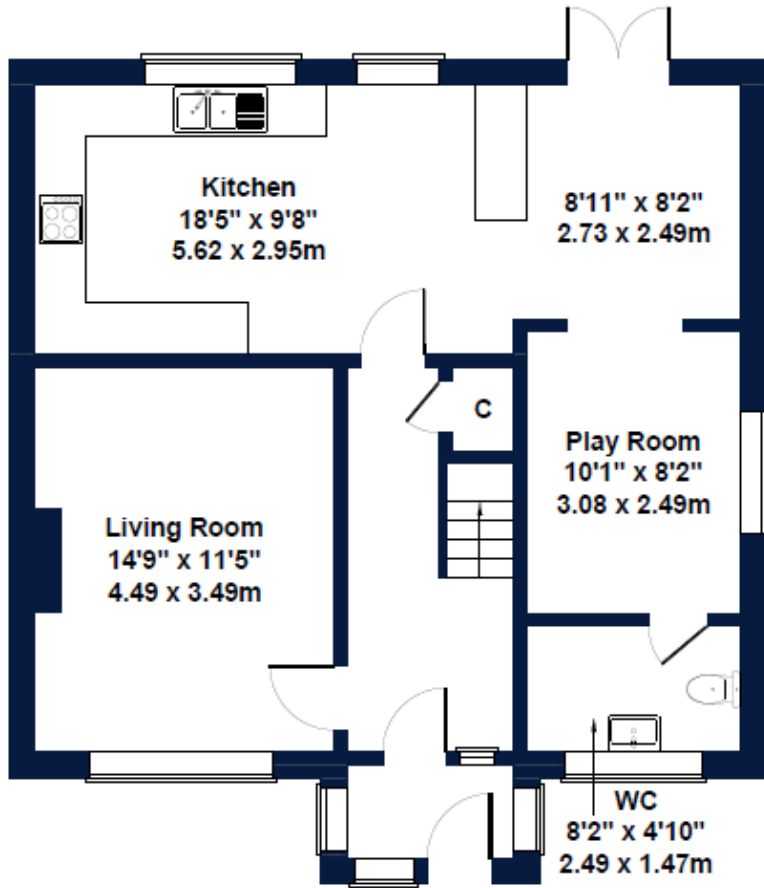
**TENURE** It is understood that the property is Freehold.

**VIEWINGS** By appointment with the Agents. Please call 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.



Approximate Gross Internal Area  
1399 sq ft - 130 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE 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.



R201

**NORTHALLERTON**  
General: 01609 773004  
Land Agency: 01609 781234

northallerton@youngsrps.com

**SEDGEFIELD**  
General: 01740 617377  
Land Agency: 01740 622100

sedgefield@youngsrps.com

**NEWCASTLE**  
General: 0191 261 0300

newcastle@youngsrps.com

**HEXHAM**  
General: 01434 608980  
Land Agency: 01434 609000

hexham@youngsrps.com

**DUMFRIES**  
General: 01387 402277

dumfries@youngsrps.com