



**Brickside Way**  
Northallerton, DL6 2FE

**youngsRPS** 

# Brickside Way Northallerton DL6 2FE

**Guide Price: £165,000**

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 with an open plan Kitchen Living Room & Dining area & 2 well proportioned bedrooms. Gas CH, off-street parking.

- End Terrace House
- Immaculate Condition
- Two Double Bedrooms
- Rear Garden
- Off Street Parking

**youngsRPS** 

Northallerton 01609 773004





An entrance vestibule welcomes you into this immaculately presented home. The ground floor is open plan in design & has a kitchen area well- equipped with a range of white units, electric oven with gas hob, stainless-steel sink & breakfast bar. The sitting/dining area has French doors overlooking the rear garden. There is also a ground floor WC with plenty of room for cloaks storage. A staircase from the entrance hallways leads to the first floor landing which has loft access. There are two double bedrooms, the first of which has a built in wardrobe. Outside, there is off street parking to the front and a low maintenance rear garden to the back.

**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.

**VIEWINGS** Strictly by appointment only. Please call the agent on 01609 773004.

**TENURE** The property is Freehold but a management charge of circa £90 per annum is payable for the maintenance of communal outside space.

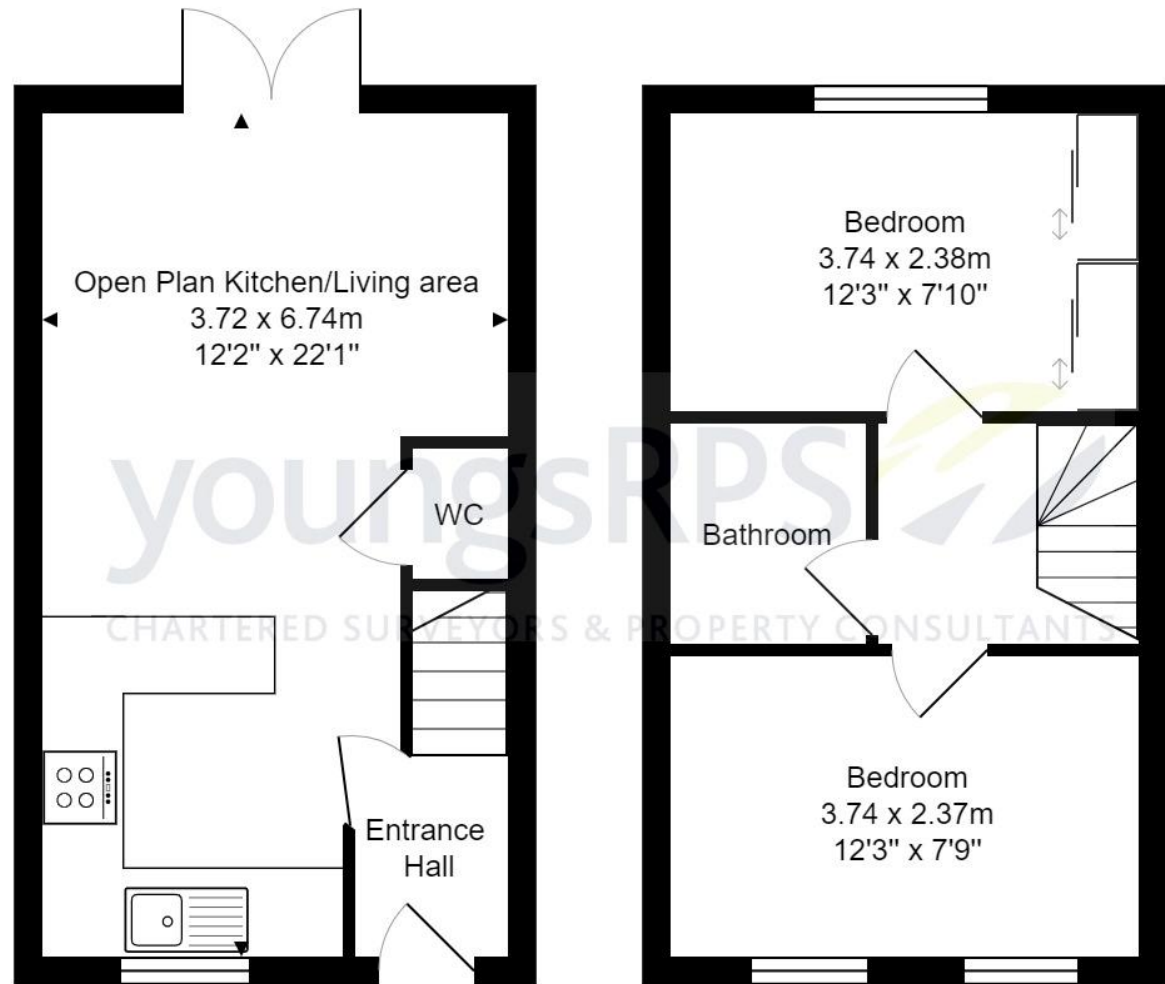
**SERVICES** Mains drainage, water & electric. Gas central heating.

**CHARGES** North Yorkshire Council Tax Band B.

**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+	<b>A</b>		97 <b>A</b>
81-91	<b>B</b>	82 <b>B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



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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