



PENNINE VIEW, EAST HARLSEY, NORTHALLERTON  
NORTH YORKSHIRE, DL6 2DB



## PENNINE VIEW, EAST HARLSEY

Northallerton, North Yorkshire, DL6 2DB

An executive family home, constructed in 2022 to an extremely high standard & located in the sought after village of East Harlsey. The property benefits from 2 reception rooms, a superb open plan living kitchen, utility room, downstairs WC, 4 bedrooms and 2 bathrooms. Externally there are landscaped gardens, generous off street parking and a detached double garage.

- CHAIN FREE Executive Family Home
- Sought after village of East Harlsey
- Four Double Bedrooms
- Two Bathrooms
- Contemporary Living Kitchen
- EPC Rating B

**ASKING PRICE £595,000**

### GET IN TOUCH

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## DESCRIPTION

The property is accessed into a grand entrance hallway with herringbone wooden flooring, oak staircase with glass balustrades, under stairs storage cupboard and useful downstairs WC. To the right is the first of two reception rooms, currently used as a snooker room, with matching herringbone oak flooring and dual aspect windows. The second reception room is generously proportioned and enjoys a log burning stove, dual aspect windows and carpeted flooring. To the left of the entrance hallway is a fabulous open plan kitchen/dining/family room with windows to three sides, allowing light to flood in. The stylish kitchen comprises light grey wall and floor units, Silestone worktops, sink and drainer. Integrated appliances include two double eye level electric ovens, fridge freezer and dishwasher. There is a large kitchen island with additional floor cupboards, seating area for four and an induction hob with extractor over. The room provides ample space for both a dining table and seating area. A door from the kitchen leads into a utility room with matching grey floor units and Silestone worktops, plumbing for a washing machine, space for a tumble drier and external door to the rear garden. An internal door leads to a plant room which also houses the hot water cylinder.



Upstairs the landing has a Velux window to the front and useful storage cupboard. The master bedroom enjoys a modern ensuite shower room with large enclosure, WC and wash hands basin with vanity unit below. There are three further double bedrooms, one of which has fitted wardrobe space. The family bathroom services the remaining bedrooms and comprises a double ended bath, double shower enclosure, WC and wash hand basin with vanity units below.

Externally, the property has a paved pathway wrapping around the perimeter. Steps lead up to a raised rear garden which is laid to lawn, stretching down the full width of the property and behind the garaging. There is an attractive paved patio area, attractive flower beds, mature hedging and timber fence boundary. The front and side gardens are laid mainly to lawn with timber fence boundary. The plot itself is generous, providing off street parking for multiple vehicles on a tarmac driveway, for which the neighbouring property also has a right of way. A double garage with remote control doors provides excellent storage and also benefits from an electric vehicle charging point.





## LOCATION

East Harlsey is a small, picturesque and vibrant village situated close to the North York Moors, Yorkshire Dales, the Hambleton Hills and the Vale of York. The village is 7 miles from the market town of Northallerton and boasts a church, village hall and cricket club.

## Tenure, Charges & Services

The property is Freehold. North Yorkshire Council Tax Band F. Mains drainage, water & electric. Air Source Heat Pump powering underfloor heating and hot water.

## Viewings

By appointment with the Agent. 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.





All measurements are approximate and for display purposes only.

[www.youngsrps.com](http://www.youngsrps.com)  
Northallerton 01609 773004



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