



17 ROWANS WAY, NORTHALLERTON  
NORTH YORKSHIRE, DL7 8PB







## 17 ROWANS WAY

Northallerton, North Yorkshire, DL7 8PB

This beautifully refurbished family home offers spacious and stylish accommodation, featuring a welcoming entrance hall with solid oak internal doors, a generous open-plan kitchen and dining room with quartz worktops and integrated appliances, a separate utility room, and a comfortable living room with log-burning stove and French doors to the garden. Upstairs are four well-proportioned bedrooms, including a principal bedroom with en-suite, along with a modern family bathroom. Externally, the property benefits from off-street parking, a detached double garage, and enclosed gardens to the front and rear with patio and decked seating areas.

- Four Bedroom Detached Family Home
- Impressive and Modern Interiors
- Master Bedroom with Ensuite
- Off Street Parking & Detached Double Garage
- Sought after village of Romanby
- EPC Rating D

**GUIDE PRICE £395,000**

### GET IN TOUCH

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## DESCRIPTION

The property is entered via a welcoming entrance hallway with stairs rising to the first floor, finished with solid oak internal doors throughout, and a convenient ground floor WC. To the right, an impressive open-plan kitchen and dining area forms the heart of the home, featuring stylish grey wall and floor units complemented by quartz worktops, a Belfast sink and an attractive breakfast bar with seating for two. The kitchen is well equipped with a freestanding electric cooker with gas hob and extractor hood, integrated dishwasher and wine fridge, and space for an American-style fridge freezer. There is ample room for a dining table and chairs, making this an ideal space for both everyday living and entertaining.

A door leads through to a practical utility room with matching units and quartz work surfaces, an integrated microwave, plumbing for a washing machine and space for a tumble dryer, with access both back to the hallway and out to the rear garden. To the left of the hallway is a comfortable living room featuring a log-burning stove and French doors opening onto the rear garden, creating a warm and inviting retreat.

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with a contemporary en-suite shower room, fitted with a double walk-in shower, WC and wash hand basin set within a vanity unit. The remaining three bedrooms are served by the house bathroom, which includes a P-shaped bath with shower over, WC and wash hand basin with vanity unit.

Externally, the front garden is predominantly laid to lawn with a paved pathway leading to the front entrance and around the perimeter of the property. A double driveway to the side provides off-street parking for several vehicles and leads to a detached double garage with remote-controlled doors. The enclosed rear garden is mainly laid to lawn and features a patio area along with an attractive decked seating area, ideal for outdoor enjoyment.

## 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.

### **Services**

Mains drainage, water & electric. Gas central heating.

### **Charges**

North Yorkshire Council Tax Band E

### **Viewings**

Strictly by appointment only. Please contact the Agent on 01609 773004.

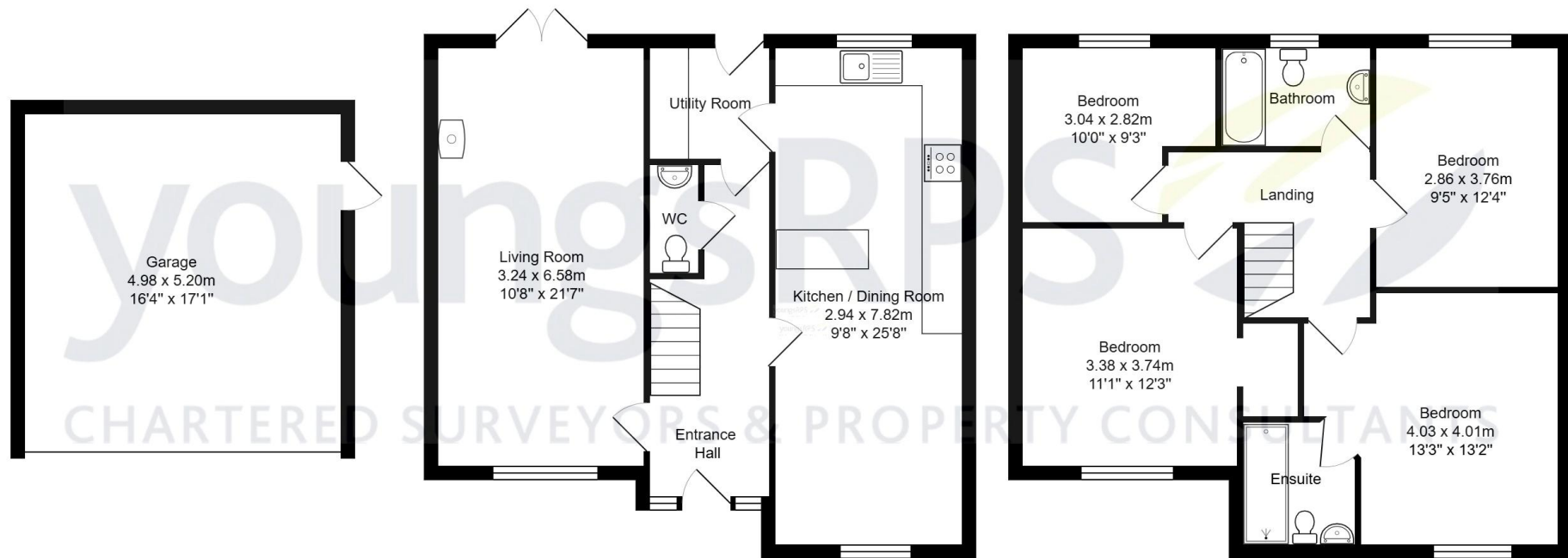
### **Tenure**

The property is 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.





All measurements are approximate and for display purposes only.

Total Area: 148.9 m<sup>2</sup> ... 1602 ft<sup>2</sup>

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



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