



63 DE LACY ROAD, NORTHALLERTON  
NORTH YORKSHIRE, DL7 8WD



# 63 DE LACY ROAD

Northallerton, North Yorkshire, DL7 8WD

A stylish four-bedroom family home featuring a welcoming hallway with under-stairs storage and ground floor WC, a bay-fronted sitting room, and an open-plan dining kitchen with a central island, integrated appliances and utility cupboard. The principal bedroom benefits from an en-suite shower room, complemented by a modern family bathroom. Externally, the property offers a beautifully landscaped rear garden with patio, artificial lawn and raised planters, plus a front driveway providing off-street parking and access to a detached garage with power and lighting.

- Beautifully Presented Detached Home
- Four Bedrooms
- Popular Area Close To Northallerton Town Centre
- Ensuite to Master Bedroom
- Off Street Parking & Garage

**GUIDE PRICE £315,000**

## GET IN TOUCH

youngsRPS, 80-81 High Street, Northallerton, DL7 8EG

01609 773004

[northallerton@youngsrps.com](mailto:northallerton@youngsrps.com)





#### DESCRIPTION

The property is entered into a welcoming hallway featuring a return staircase, an under-stairs storage cupboard and a useful ground floor WC. The ground floor accommodation includes a well-proportioned sitting room with a bay window to the front, alongside an impressive open-plan dining kitchen. The kitchen is fitted with a range of contemporary white units and incorporates a built-under electric oven, integrated fridge freezer, wine fridge, microwave and dishwasher. A generous central island houses an electric hob and provides an excellent seating and socialising area, complemented by a useful utility cupboard with plumbing for a washing machine and additional storage.

To the first floor are four bedrooms, with the principal bedroom benefitting from an en-suite shower room featuring a double enclosure and mains-fed thermostatic shower. The remaining bedrooms include a spacious double and two generously proportioned singles which are served by a stylish house bathroom, fitted with a modern white suite and shower over the bath. The loft space has been part boarded with pull down ladder and light.

Externally, the rear garden has been beautifully landscaped, featuring a paved patio, artificial lawn and raised planter areas. There is a convenient timber gate to the side and pedestrian access into the garage. To the front of the property, a tarmac driveway provides off-street parking for several vehicles and leads to a single detached garage with power and lighting.

#### 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.

#### **Tenure**

The property is Freehold.

#### **Viewings**

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

#### **Services**

Mains drainage, water & electric. Gas central heating.

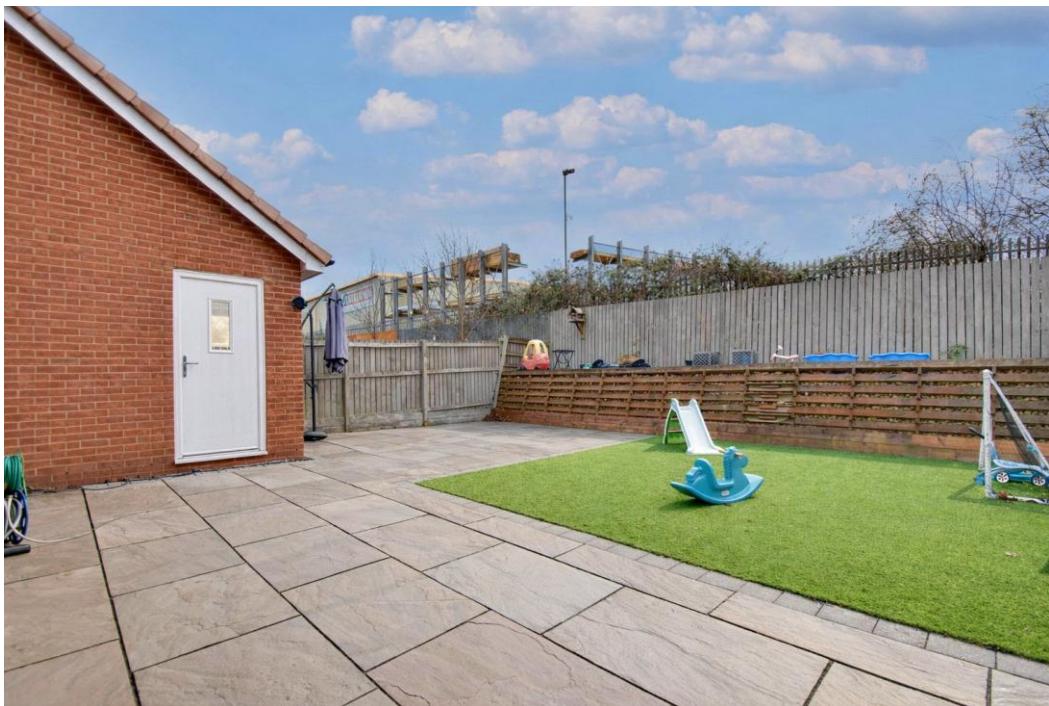
#### **Charges**

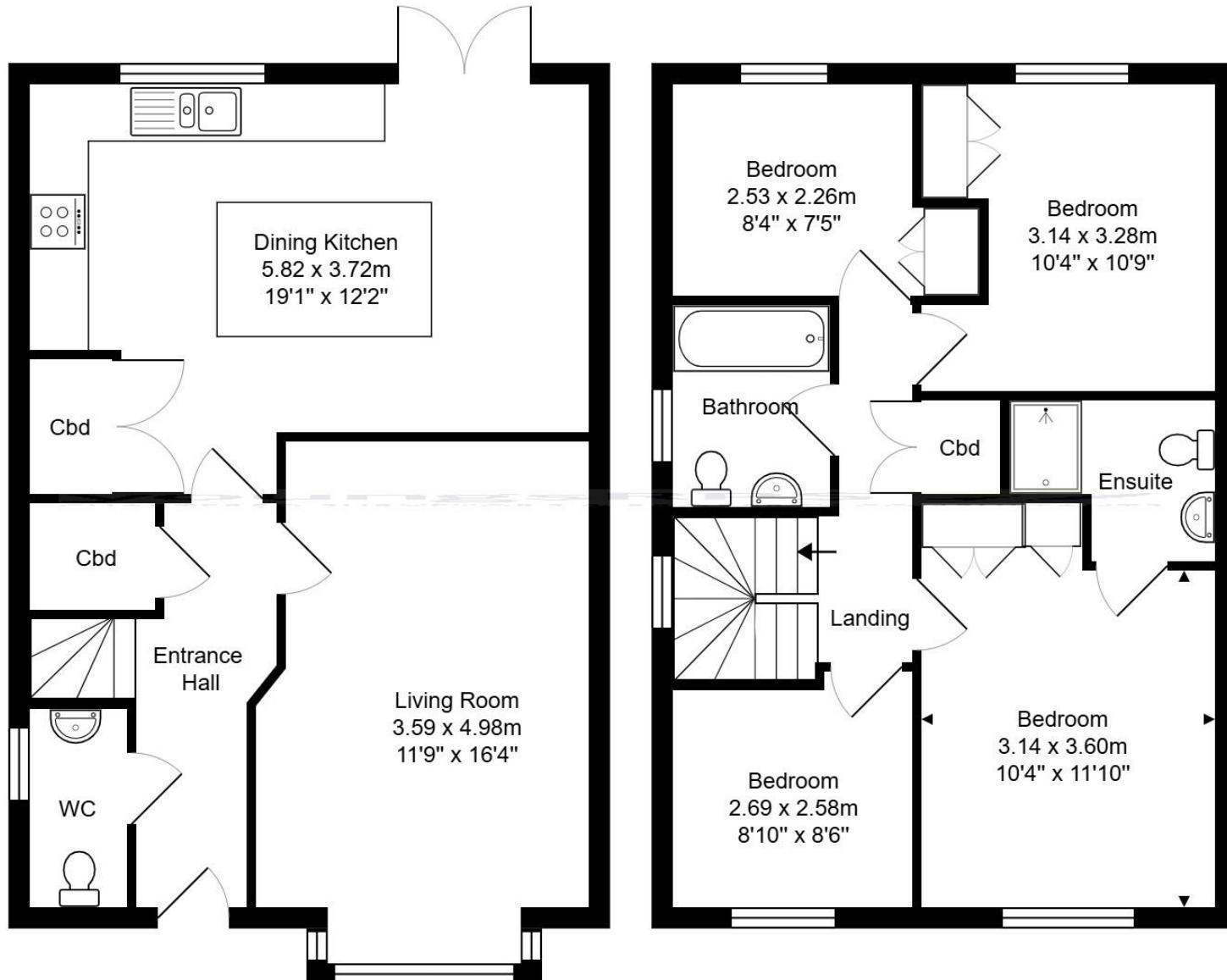
North Yorkshire Council Tax Band D.

#### **Agent's Notes**

Approx £124 per year fee payable to Allerton Property Management for maintenance of the green spaces.

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: 104.9 m<sup>2</sup> ... 1129 ft<sup>2</sup>

**www.youngsrps.com**  
**Northallerton 01609 773004**



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