



1 De Lacy Road
Northallerton, DL7 8WD

youngsRPS 

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GUIDE PRICE: £235,000

A beautifully presented double fronted 3 bedroom, 2 bathroom semi detached house located in this sought after development built in recent years by Barratt homes within easy reach of the town & major centres. The property has the benefit of attractive gardens & a single garage. UPVC DG, GAS CH.

- Sought after development recently built by Barratt Homes
- Finished to an extremely high standard
- Open-plan dining kitchen
- Within walking distance of the town

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Youngs - Northallerton 01609 773004
www.youngsrps.com



A well-proportioned double fronted 3 bedroom, 2 bathroom semi detached house located in this sought after development built in recent years by Barratt homes within easy reach of the town & major centres. The property has the benefit of attractive gardens & a single garage with off-street parking. It is finished to an extremely high standard with luxury upgrades such as chrome sockets and switches throughout & recent refinements making for a beautiful home.

ENTRANCE HALL

With part glazed entrance door, under stairs storage cupboard, large cloaks cupboard, downlights, stairs to first floor, radiator.

CLOAKROOM/WC



With low flush WC, corner wash basin, radiator & extractor fan.

LIVING ROOM

16' 2" x 10' 2" (4.95m x 3.12m) A light and spacious room with two windows to the front & a further window to the side, two radiators.

DINING KITCHEN

16' 2" x 10' 2" (4.95m x 3.12m) With window to side & French doors overlooking the garden. Range of wall & base units with square edge worktops & inset ceramic sink with pull down spray tap, tiled splash back, built-in electric oven with gas hob & extractor over, integrated fridge, freezer, dish washer & washing machine, Natural Slate Tile flooring, radiator.

FIRST FLOOR

LANDING

With loft access, downlights & radiator.

MASTER BEDROOM

13' 10" x 12' 9" (4.24m x 3.91m) With two windows to the front & a further window to the side. Range of built-in wardrobes with sliding doors and downlights above, radiator. Door to:-

ENSUITE SHOWER ROOM

With window to front. Double enclosure with mains electric, partially tiled walls, low flush WC, pedestal wash basin, downlights, large chrome towel radiator.

BEDROOM 2

10' 5" x 8' 7" (3.18m x 2.64m) With two windows to front & a further window to the side, built-in store cupboard, radiator.

BEDROOM 3

7' 4" x 6' 9" (2.24m x 2.08m) With window to side, downlights, radiator.

HOUSE BATHROOM

With window to side, suite comprising panel bath, pedestal wash



basin, low flush WC, half height tiled walls with chrome trims, chrome towel radiator.

OUTSIDE

GARDENS

The front garden is enclosed by wrought iron fencing & beech hedging & is laid mainly to lawn with a variety of plants & shrubs to the borders.

There is an enclosed side garden with lawned area, paved sun terrace & a pathway leading to an adjacent single garage with power & light & up & over door. A tarmac driveway affords

SERVICES

Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water.

VIEWINGS

Viewings are strictly by appointment. Please contact the agent on 01609 773004.

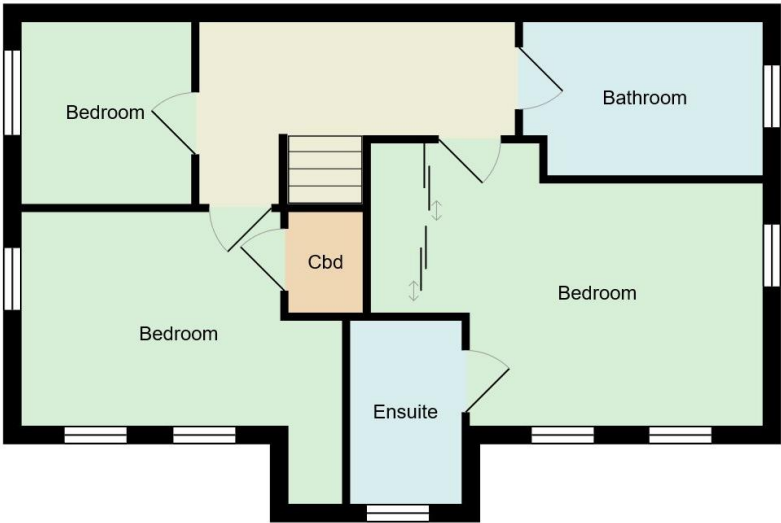
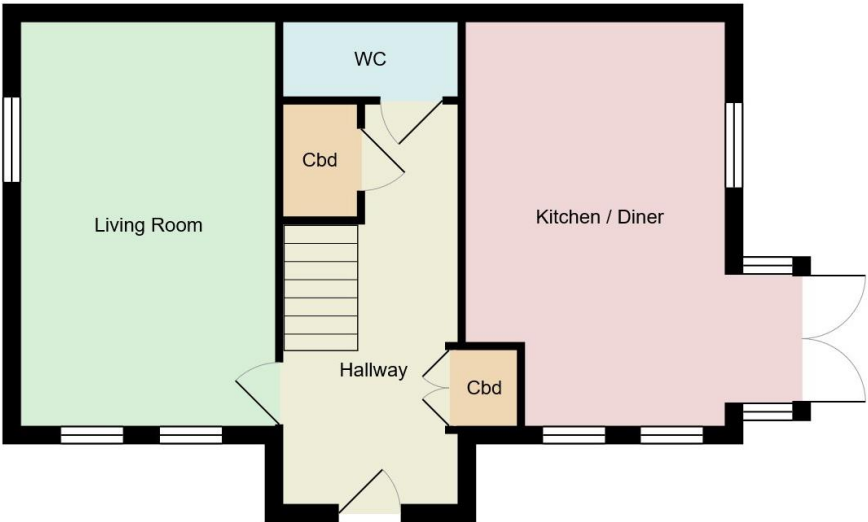
CHARGES

Hambleton District Council Tax Band D.

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+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



All measurements are approximate and for display purposes only.

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