



**38 De Lacy Road**  
Northallerton, DL7 8WD

**youngsRPS** 

# 38 De Lacy Road Northallerton DL7 8WD

**Guide Price: £395,000**

A beautifully presented detached house located on the ever-popular Castlegate development within easy reach of the town & facilities. The property has an open plan kitchen diner overlooking a larger than average westerly facing garden & 4 double bedrooms. There is ample off-street parking & a single garage.

- Sought after location within walking distance of the town
- Open plan kitchen diner
- 4 double bedrooms
- Larger than average garden facing towards the West



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Youngs - Northallerton 01609 773004



**ENTRANCE HALL** Part glazed door to hallway, stairs to first floor, under stairs storage cupboard, veneer wood flooring, radiator.

**SITTING ROOM** 16' 0" x 10' 8" (4.88m x 3.25m) With bay window to front, two radiators.

**KITCHEN/DINING ROOM** 15' 0" x 17' 2" (4.57m x 5.23m) With window to rear and bay window with French doors overlooking the rear garden. Range of cream high gloss wall and floor units with roll edge work top & inset stainless steel sink. High level built in electric oven, gas hob with extractor over, integrated dishwasher and fridge freezer inset ceiling lighting, wood veneer flooring, radiator.

**UTILITY ROOM** With part glazed door to rear garden. Range of wall and floor units with roll edge work surface. Plumbing for washing machine. Door to:-

**WC** With window to side, low flush WC, pedestal wash basin, radiator.

**FIRST FLOOR**

**LANDING** With built in storage cupboard. Access to loft which is

boarded & has a pull-down ladder.

**MASTER BEDROOM** 13' 4" x 10' 3" (4.06m x 3.12m) With window to front, large range of built in wardrobes and drawer units, radiator.

**ENSUITE/SHOWER ROOM** With window to front. Double fully tiled shower enclosure with mains thermostatic shower, low flush WC, pedestal wash basin, radiator.

**BEDROOM 2** 12' 10" x 10' 2" (3.91m x 3.1m) With two windows to front, radiator.

**BEDROOM 3** 10' 2" x 9' 5" max (3.1m x 2.87m) With window to rear. Range of built in wardrobes, radiator.

**BEDROOM 4** 9' 8" x 9' 6" (2.95m x 2.9m) With window to rear, radiator.

**HOUSE BATHROOM** With window to rear, white suite comprising end fill bath with mains thermostatic shower over, low flush WC, pedestal wash basin, partially tiled walls, radiator.

**OUTSIDE** The front garden is laid mainly to lawn. There is a double

width tarmac driveway leading to single garage with up and over door, power and light. Gas central heating boiler.

The rear garden is a larger than average plot & faces towards the west. It is enclosed by timber privacy fencing & laid mainly to lawn with attractive decorative borders and a delightful sun terrace, ideal for al fresco entertaining, side access to the front of the property.

**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 E.

**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             |         | 93   A    |
| 81-91 | B             | 83   B  |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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