

**33 Beckside**Northallerton, DL7 8PA



# 33 Beckside Northallerton DL7 8PA

Guide Price: £335,000

A well proportioned detached house with 4 bedrooms located in a quiet cul-de-sac in the heart of the sought after Romanby area. The property has attractive gardens, the rear overlooking open countryside & the beck. Solar panel energy is available & a new gas central heating system was installed in 2021.

- Sought after location on a quiet cul de sac in Romanby
- Attractive rear garden overlooking open countryside & beck
- Integral garage & block paved driveway
- Newly installed gas central heating system, solar panel energy















### **GROUND FLOOR**

**ENTRANCE PORCH** With double glazed French doors to front, tiled flooring.

**ENTRANCE HALL** With stairs to first floor, under stairs storage cupboard, laminate flooring, door to garage, radiaitor.

**WC/CLOAKROOM** With window to side, low flush WC, inset vanity basin with shelved cupboard below, inset ceiling lighting, radiator.

**SITTING ROOM** 18'0" x 11'8" (5.49m x 3.58m) A well-proportioned room with window to front, 2 radiators, ceiling cornice, contemporary wall-mounted log burning stove, opening to:

**DINING ROOM** 12'0" x 10' 11" (3.66m x 3.35m) With patio door overlooking the rear garden, radiator

BREAKFAST KITCHEN 14'9" x 9'3" (4.50m x 2.82m) With window to rear & part glazed door accessing the rear garden. With high quality fittings this room has a range of wall & base units with square edge works urfaces & inset sink. AEG built in eye level double oven & microwave, induction hob with contemporary

extractor, integrated fridge freezer & dishwasher, space for washing machine, concealed under unit lighting.

### FIRST FLOOR

**LANDING** With access to loft which is boarded, has a pull-down ladder. Gas central heating boiler.

**BEDROOM 1** 14'0" x 12'0" max (4.27m x 3.66m) With window to front, ceiling cornice, radiator.

**ENSUITE BATHROOM** With window to side, suite comprising double ended corner filled bath, low flush WC, pedestal wash basin, fully tiled walls & flooring, chrome towel radiator, mirror fronted bathroom cabinet.

**BEDROOM 2** 12'0" x 11'6" (3.66m x 3.51m) With window to front, radiator & airing cupboard with radiator.

**BEDROOM 3** 12'7"x8'9" (3.86m x 2.69m) With window to rear, radiator.

**BEDROOM 4** 9'8" x 8'7" (2.95m x 2.64m) With window to rear with views overlooking open countryside, radiator.

**BATHROOM** With window to rear, suite comprising panel bath with glazed screen & mains thermostatic shower over, low flush WC, pedestal wash basin, partially tiled walls, towel radiator.

OUTSIDE The front garden is laid mainly to lawn. There is a block paved driveway which leads to an integral SINGLE GARAGE/STORAGE AREA which has an electric roller shutter door, power & lightare installed. The garage currently has a mid-point partition wall allowing for utility space. This could be removed if required.

REAR GARDEN The rear garden has a mixture of timber fencing & a brick wall to the boundary. It is laid mainly to lawn & is well stocked with plants & shrubs. There is a block paved terrace & pathway & steps from which it is possible to access the beck.

There is a side garden which is laid to lawn. This is currently available on a Licence to Cultivate basis from Persimmon Homes York.

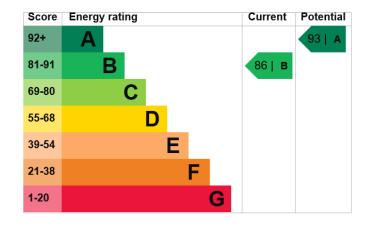
**SERVICES** Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water.

**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.





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