



33 Beckside

Northallerton, DL7 8PA

youngsRPS 

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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



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YoungsRPS - Northallerton 01609 773004



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, radiator.

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 worksurfaces & 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" x 8' 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 & light are 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.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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NORTHALLERTON
General: 01609 773004
Land Agency: 01609 781234

northallerton@youngsrps.com

DARLINGTON
General: 01325 488325

darlington@youngsrps.com

SEDFIELD
General: 01740 617377
Land Agency: 01740 622100

sedfield@youngsrps.com

NEWCASTLE
General: 0191 261 0300

newcastle@youngsrps.com

HEXHAM
General: 01434 608980
Land Agency: 01434 609000

hexham@youngsrps.com

ALNWICK
General: 01665 606800

alnwick@youngsrps.com

DUMFRIES R201
General: 01387 402277

dumfries@youngsrps.com