



Ben Hyde Way
Northallerton, DL7 8WA

youngsRPS 

Ben Hyde Way Northallerton DL7 8WA

Guide Price: £160,000

A beautifully presented apartment located within a short walk of Northallerton town centre. The property briefly comprises an open plan kitchen/living/dining room, 2 double bedrooms, 2 bathrooms and a balcony. Externally there is an off street parking space. Viewing recommended.

- Beautifully presented apartment
- Two Double Bedrooms
- Ensuite to Master Bedroom
- Balcony
- Sought after location

youngsRPS 

Northallerton 01609 773004





This fantastic second floor apartment is located within walking distance of Northallerton town centre. Access can be gained via communal entrance to either the front, or the back of the building. The apartment has a generously proportioned entrance hallway with two storage cupboards and access to all rooms. There is an open plan kitchen/living/dining room which comprises white gloss wall and floor units, laminate worktops, and a stainless steel sink and drainer. Integrated appliances include fridge, freezer, dishwasher and washing machine. There is ample space for a seating area and a dining table and chairs. The apartment benefits from outside space in the form of a balcony. There are two double bedrooms in the apartment one of which enjoys an ensuite shower room comprising double shower cubicle, WC, and wash hand basin. The second bedroom has a use of the family bathroom including panel bath, WC and wash hand basin. Externally the apartment has an off-street parking space and use of the communal gardens.

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.

CHARGES North Yorkshire Council Tax Band B.

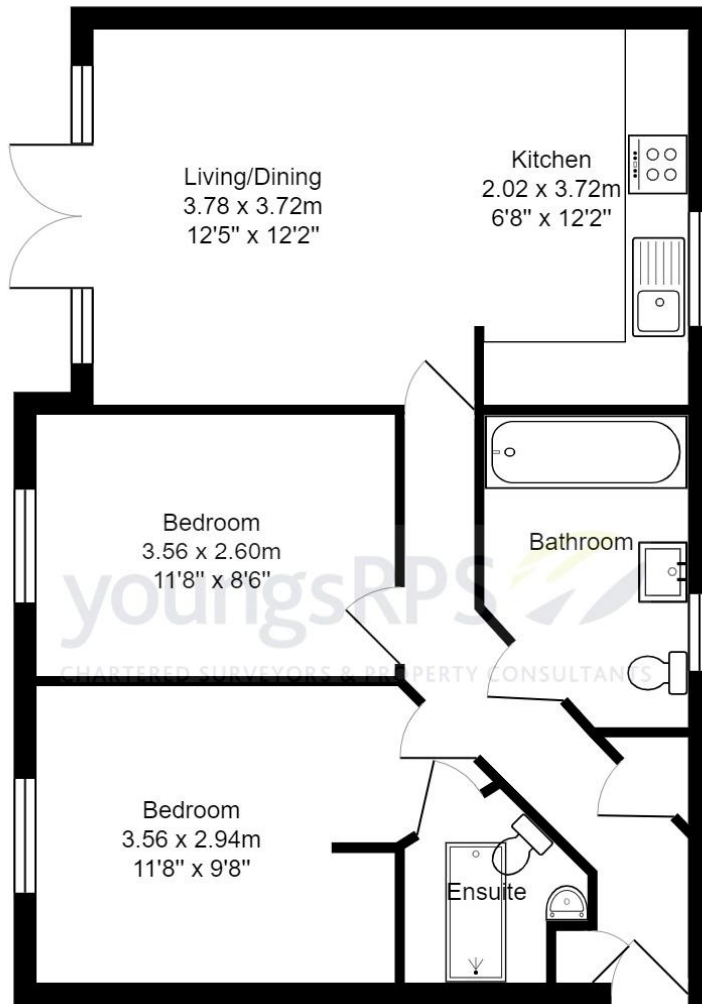
SERVICES Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water.

TENURE The property is Leasehold with service charges of £743.56 and ground rent of £150 annually.

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

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		
81-91	B	83 B	83 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.

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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