

9 Wagtail Place Northallerton, DL6 2FY



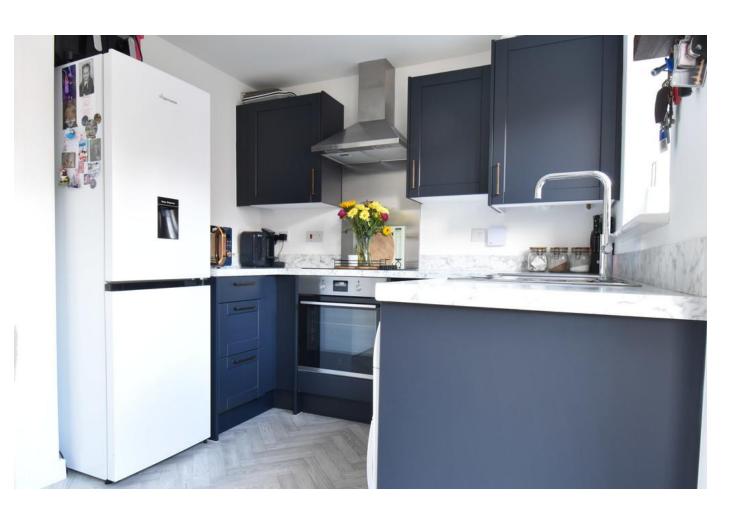
9 Wagtail Place Northallerton DL6 2FY

Offers Over: £230,000

An opportunity to purchase the benefits of buying a new-build home without having to wait for the plot to be built. The property offers excellent accommodation including an open plan kitchen diner, spacious living room, three bedrooms, two bathrooms. There is an attractive reargarden and off street parking.

- Three Bedroom End Terraced House
- Ensuite Master Bedroom
- Modern interiors
- Cul-de-sac location and off street parking
- Rear garden
- Remainder of NHBC guarantee









Northallerton 01609 773004







The property is accessed via a composite front door into an entrance hall way with door to the living room which is spacious and benefits from a storage cupboard. There is a useful downstairs WC which is generously proportioned to allow space as a cloakroom. The modern kitchen diner comprises navy wall and floor units, contrasting laminate worktops and a 1 1/2 bowl stainless steel sink and drainer. There is an electric oven, electric hob with extractor over, space for a tall fridge feeder and plumbing for a washing machine. A door leads from the dining

To the first floor there are two double bedrooms serviced by a modern family bathroom comprising panel bath, WC and pedestal wash hand basin. To the second floor is a storage cupboard and magnificent master bedroom with ensuite shower room including a shower enclosure, WC, pedestal wash hand basin and large storage cupboard.

area out to the rear garden.

Externally there is a low maintenance rear garden which is larger than the average size of this style on the estate. It is mainly laid to lawn with paved patio area, timber store and further area laid to decorative gravel. The garden is enclosed in timber fencing with a side gate and path. To the front there are two of street parking spaces.

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 twice 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.

TENURE & CHARGES The property is Freehold but a management charge of £?? per annum is payable for the maintenance of communal outside space. North Yorkshire Council Tax Band C.

SERVICES Mains drainage, water & electric. Gas central heating.

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.







All measurements are approximate and for display purposes only.

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R201

NORTHALLERTON General: 01609 773004 Land Agency: 01609 781234

Score Energy rating

92+

81-91

69-80

55-68

39-54 21-38

1-20

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