



**17 Brickside Way**  
Northallerton, DL6 2FE

youngsRPS 

# 17 Brickside Way Northallerton DL6 2FE

**Offers Over: £280,000**

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 rear garden and off street parking.

- Detached Family House
- Three Double Bedrooms
- Ensuite to Master Bedroom
- Attractive rear garden
- Garage & off-street parking

**youngsRPS** 

Northallerton 01609 773004





The property is accessed via a composite front door into an entrance porch with door to the living room and integral door into the single garage. The living room enjoys a window to the front and door into the inner hallway where there is a useful downstairs WC and stairs to the first floor. To the rear of the property is a lovely kitchen diner with white gloss wall and floor units, wooden laminate worktops, stainless steel 1 1/2 bowl sink and drainer, electric oven, gas hob and extractor over. There is plumbing for a washing machine, space for a dishwasher and tall fridge freezer. French doors lead from the dining area out to the rear garden.

Upstairs the landing gives access to three double bedrooms as well as the part boarded loft space with pull down ladder and light. The master bedroom enjoys fitted wardrobes and a modern ensuite shower room. The family bathroom services the other two bedrooms and boasts a panel bath with shower over, pedestal wash hand basin and WC.

The low maintenance rear garden is enclosed in timber fencing and has been attractively landscaped with paved patio area, raised planters, decorative gravel and garden shed. A brick paved path leads to a summerhouse with power and light. To the front of the property there is a double width driveway providing off street parking for two vehicles and leading to the integral single garage with electric power and light. The front garden is laid to lawn with shrub borders.

**LOCATION** To access the property, viewers should driveway past the Taylor Wimpey Site Office and take the third turning on the left. 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 Moors 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** The property is freehold.

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

supplying hot water.

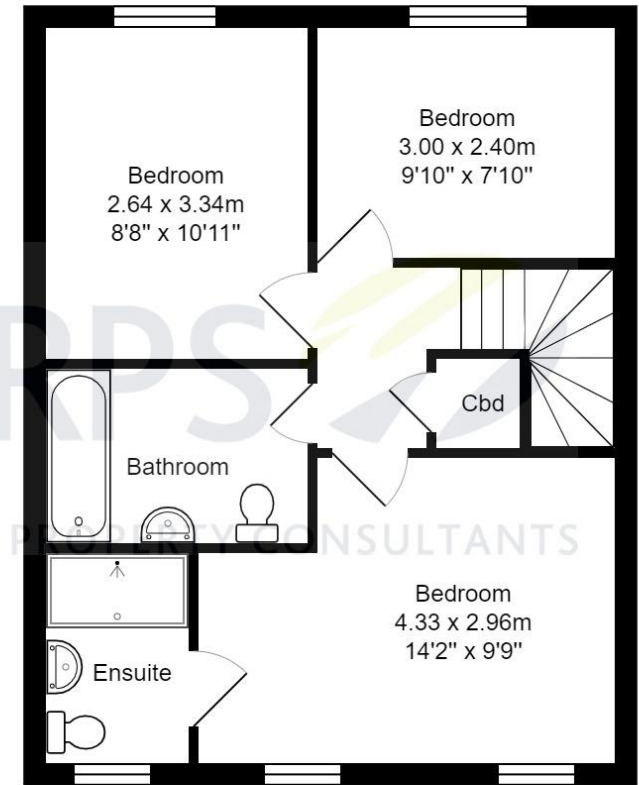
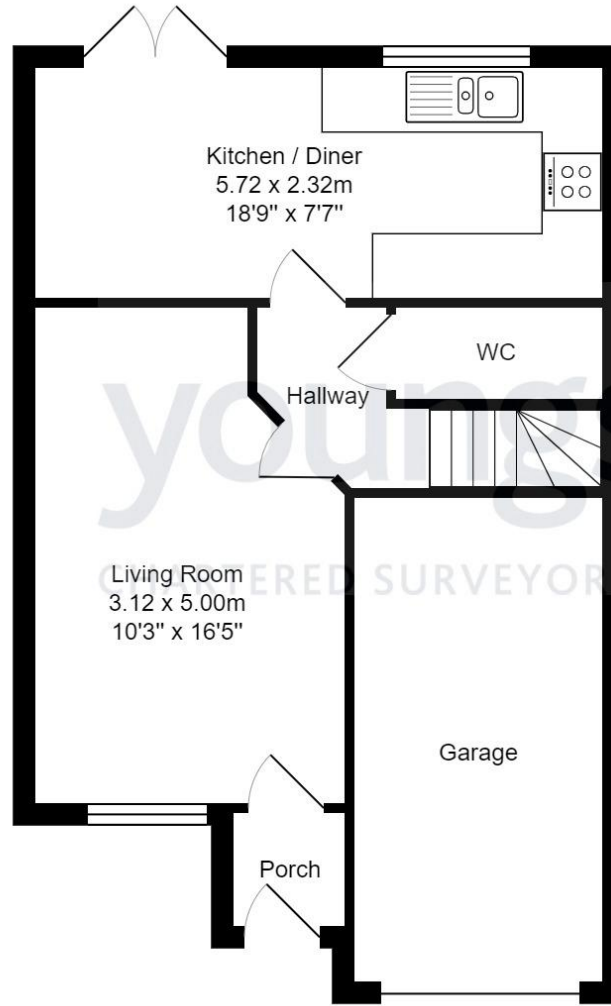
**CHARGES** North Yorkshire Council Tax Band D.

**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		94 A
81-91	B	82 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 these 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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