



25 Brickside Way
Northallerton, DL6 2FE

youngsRPS 

25 Brickside Way Northallerton DL6 2FE

GUIDE PRICE: £330,000

A beautifully presented and upgraded family home, located on the popular Kingsbrook development. The property offers excellent accommodation including a modern kitchen diner, two reception rooms, utility, downstairs WC, four bedrooms and two bathrooms. There is an attractive rear garden, detached single garage and driveway.

- CHAIN FREE
- Immaculately Presented Family House
- Two Reception Rooms
- Master Bedroom with Ensuite
- Utility Room & Downstairs WC

youngsRPS 

Northallerton 01609 773004





This immaculately presented family home has been upgraded by the vendor in recent years and is located conveniently for Northallerton town centre. The property is accessed via a composite front door into spacious entrance hall way with cloaks cupboard and stairs rising to the first floor. There are two generously sized reception rooms, one with under stairs cupboard. The dining kitchen is located to the rear of the property with French doors accessing the garden. The kitchen comprises light grey gloss wall and floor units, laminate worktops, stainless steel sink and drainer, double electric oven and gas hob with extractor over. There is an integrated fridge freezer, dishwasher and ample space for a dining table and chairs. A door leads through to a useful utility space with plumbing for a washing machine, gas central heating boiler and door to the downstairs WC.

Upstairs are four well-proportioned bedrooms including master with ensuite shower room and fitted wardrobes. The family bathroom comprises a modern white suite including panel bath, WC and wash hand basin. The landing gives access to a large cupboard and also the part boarded loft space with pull down ladder and light.

Externally there is an attractive rear garden which is laid mainly to lawn with two patio areas, outside tap, socket and timber gate to the side. There is long tarmac driveway to the side of the property affording off street parking for two vehicles and leading

to a detached single garage with. Decorative gravel borders the front of the property allowing a potential third off street parking space.

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.

TENURE & CHARGES The property is Freehold but a management charge of £89 per annum is payable for the maintenance of communal outside space. North Yorkshire Council Tax Band E.

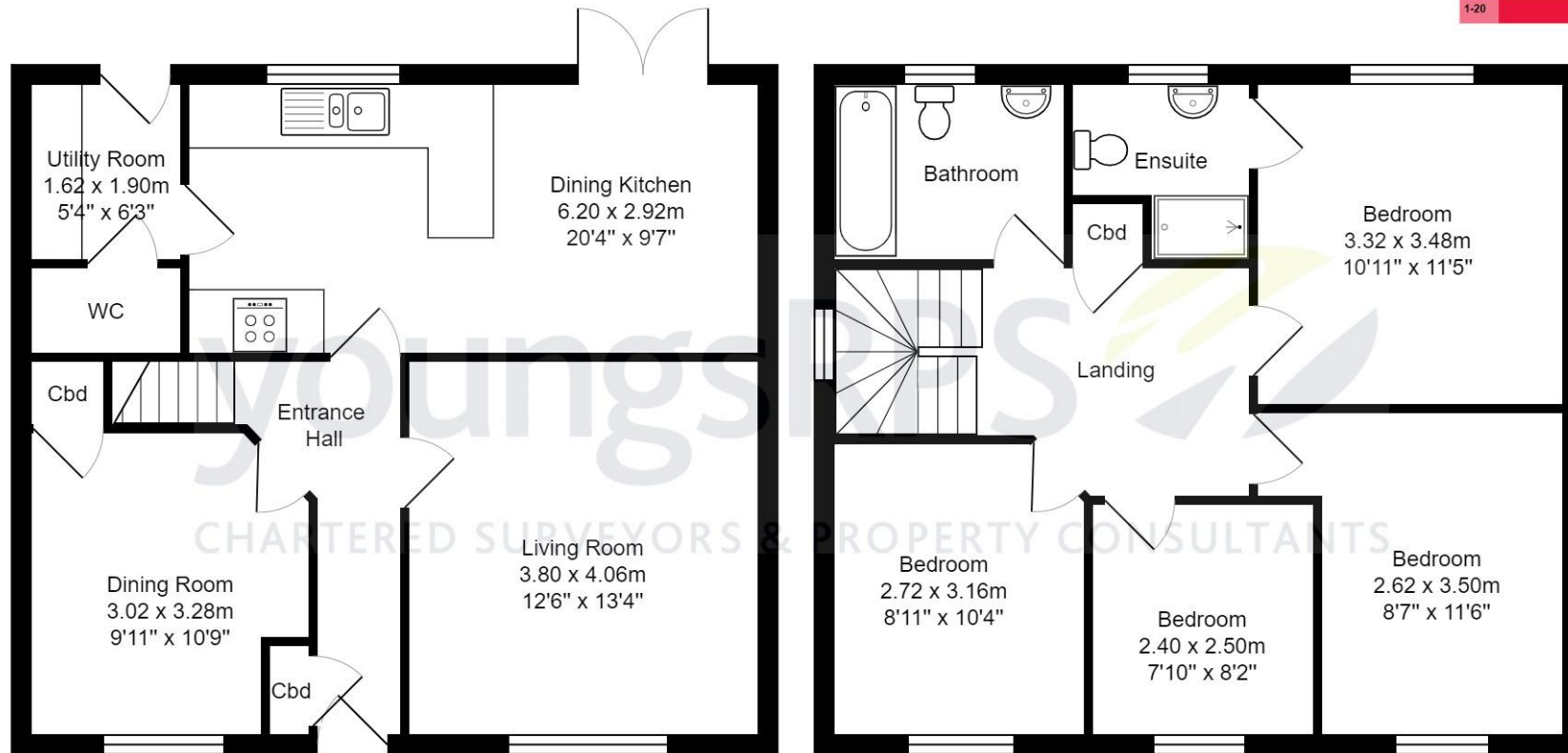
SERVICES Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water.

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

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		
69-80	C	83 B	
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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