



Lynton Way
Northallerton, DL6 1PQ

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Guide Price: £625,000

Available with NO ONWARD CHAIN, this exclusive detached home is located in a quiet cul de sac within easy walking distance of the town, station & amenities. The property has been beautifully maintained & finished to an extremely high standard. Internal inspection a must.

- No onward chain
- Sought after location on a quiet cul de sac within easy reach of the town
- 3 spacious reception rooms including superb garden room
- 4 double bedrooms
- Private landscaped gardens
- Double garage & extensive parking

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Northallerton 01609 773004



An exclusive 4 bedroom detached house extended & maintained to an extremely high standard and located in a much sought after quiet cul de sac within easy walking distance of the High Street. The property is accessed via a composite front door onto a tiled floor leading into the spacious hallway with solid oak flooring and a carpeted staircase to the first floor. To the left is a generously proportioned living room with multi-fuel log burning stove and bay window to the front. The second reception room is located to the right of the hallway and is currently being used as a library/piano room. With windows to the side and rear, the kitchen boasts a range of cream floor and wall units incorporating a breakfast bar, corian work surfaces and inset stainless steel sink. Dual fuel Rangemaster double oven, stove and extractor over with corian splashback, Bosch integrated eye level microwave, integrated fridge and dishwasher. A door from the kitchen accesses the useful utility room with part glazed doors to both the rear and side garden. There is a range of wall and floor units with square edge worktop and inset circular stainless steel sink, a fridge freezer, tumble drier, integrated washing machine and solid door to the double garage. Accessed via part glazed double doors from the entrance hallway is the largest of the three reception rooms, currently dressed as both a dining area and superb garden room with vaulted ceiling with four roof lights, a gas log stove, windows to the side and sliding doors out to the

rear garden.

Upstairs, the landing gives access to the bedrooms, family bathroom, storage cupboard and part boarded loft space with pull down ladder and light. The spacious master bedroom enjoys a range of built in double wardrobes and door into a modern ensuite shower room with double corner enclosure, WC and pedestal wash hand basin. The three remaining bedrooms are all doubles, two of which have fitted wardrobe space, while the third is currently a home office. The family bathroom comprises a Heritage suite including a double ended mid fill bath, low flush WC, pedestal wash basin and quadrant shower enclosure.

The front garden is enclosed by a low wall and wrought iron fencing to the front and timber fencing. It is beautifully planted with mature borders. There are paved pathways and wrought iron gate to side garden. A Tarmac driveway leads to a double garage with electric doorway, gas central heating boiler (installed in 2023), power and light. Expansive block paving provides ample parking for several vehicles. The landscaped rear garden is enclosed & is laid mainly to lawn with block paved edging and Indian sandstone inlay. It has a high degree of privacy, a raised patio area, extensive sun terrace interspersed with specimen plants and shrubs. There is also a brick built store and external power point.

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 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.

SERVICES Mains electric, water & drainage, gas central heating. Worcester boiler was installed in 2023 with a 12 year warranty.

TENURE The property is freehold.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



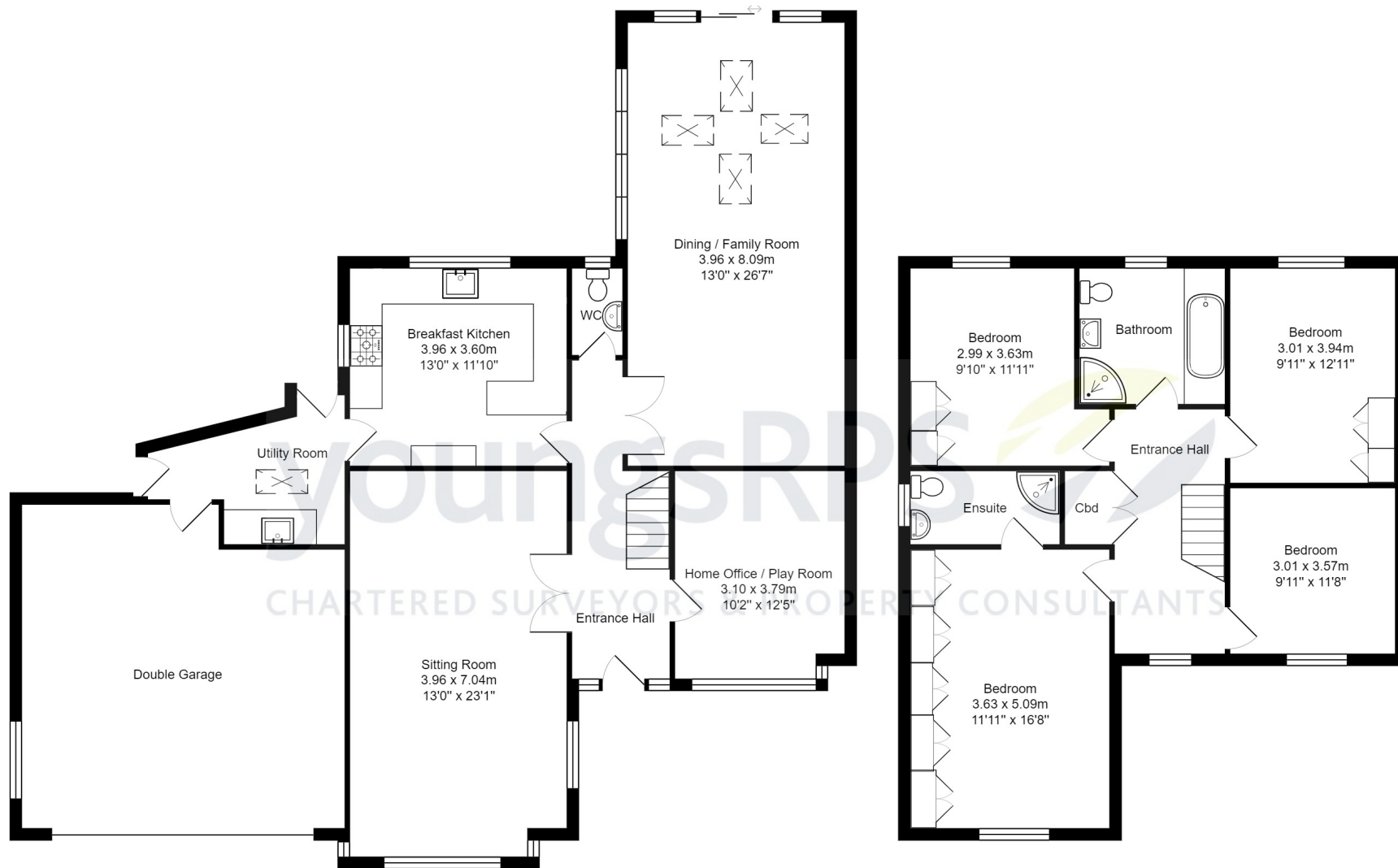
CHARGES North Yorkshire Council Tax Band F.

VIEWINGS Strictly by appointment with the agents. Call 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.







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.



R201

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