

S.4677

**Northallerton**  
**Estate**  
**Agency** 

**16 DEXTA WAY**  
**NORTHALLERTON, NORTH YORKSHIRE DL7 8EY**



**An Attractively Presented, 2 Bedroomed Terraced House in Convenient Residential Location Close to Town Centre & All Amenities**

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Attractive Enclosed Garden to Rear
- Two Private Parking Spaces
- Quiet Residential Area
- Within Walking Distance of Town Centre

**Offers in the Region of: £150,000**

# 16 Dexta Way, Northallerton DL7 8EY

## SITUATION

A.1	7 miles	York	30 miles
Darlington	15 miles	A.19	6 miles
Thirsk	7 miles	Teesside	16 miles

(All Distances are Approximate)

The property is very conveniently situated on Dexta Way, a quiet modern development situated just off the minor road to Romanby and within very convenient and easy walking distance of Northallerton High Street, the Railway Station, County Hall, Friarage Hospital and all local amenities both in Romanby and Northallerton.

The village of Romanby enjoys the benefit of Church, Public House, Shopping and Doctors whilst Northallerton enjoys a full and comprehensive range of educational, recreational and medical facilities together with good shopping, twice weekly markets and the property is within the catchment area for a number of renowned schools within the Town which boasts an enviable reputation.

Additional market town shopping and services are available at Thirsk, Bedale and Richmond whilst major centres of commerce and amenities can be found at Darlington, York, Middlesbrough and Teesside.

The major cities of Leeds and Newcastle are both within convenient commuting distance via the A.1 and A.19 trunk roads both of which are located within 8 miles travelling distance of the property and offer access to all the major centres of commerce locally and nationally and link into the main arterial road networks of the UK.

The town of Northallerton is further complemented by an East Coast main line train station running from London to Edinburgh and bringing London within 2 ½ hours commuting time and additionally providing access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airports via the Transpennine line which also calls at Northallerton and Darlington Stations.

International Airports can be found at Teesside (30 minutes), Newcastle, Leeds/Bradford and Manchester.

Northallerton lies in an area of particularly attractive countryside and is situated within an hour's travelling distance of the Yorkshire Dales and North Yorkshire Moors National Park where much renowned walking, riding and leisure activities can be found. Additionally the property is within an hour of the Coast at Whitby, Scarborough and Redcar.

## AMENITIES

**Racing** – Thirsk, York, Ripon, Catterick, Sedgefield, Beverley and Doncaster.

**Golf** – Romanby (Northallerton), Thirsk, Bedale, Catterick, Darlington and Masham

**Leisure Centres** – Northallerton, Bedale, Richmond

Darlington.

Additional leisure activities in and around Northallerton can be enjoyed at the local Northallerton Rugby Club, Northallerton Football Club and a number of gyms within the town.

**Schools** – the area is well served by good state and independent schools with a number of renowned Schools within the area. Local comprehensive schools are to be found at Northallerton and Thirsk, whilst independent Schools are to be found at Yarm, Teesside High, Ripon Grammar, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

**Walking & Cycling** – the area is well served for attractive walking and cycling with some particularly attractive countryside and scenery around Northallerton.

## DESCRIPTION

The property comprises an attractively presented 2-bedroomed end terraced brick built with clay pantile roof modern cottage with UPVC sealed unit double glazing and gas fired central heating.

Externally to the front it is accessed over flagged pathway with chippings to either side and established shrubs beneath the window. To the rear the property enjoys an attractive enclosed rear garden with decked area leading onto low maintenance chippings garden with flagged pathway through and additional flagged patio to one corner. There is post and panel fencing around and a gated access to the rear. Two outside power points. There is space and base for shed at the side of the property which will remain.

Internally the property is nicely appointed with quality fitted kitchen and bathroom, two double bedrooms and a good sized open plan living room with patio doors out to rear garden.

## ACCOMMODATION

In under covered entrance with UPVC sealed unit double glazed front door with etched glass panels into:

**Entrance Hall**  
**2.91m x 1.85m (9'7" x 6'1")**

With laid wood laminate floor. Ceiling light point. Radiator. Telephone point. Stairs to first floor. Door to understairs store cupboard. Arch to:

**Kitchen**  
**2.66m x 1.98m (8'9" x 6'6")**

With modern white kitchen having chrome door furniture. Painted panelled splashbacks. Comprising good range of base and wall cupboards, granite effect work surfaces with single drainer, single bowl stainless steel sink unit with mixer tap over. Unit inset five ring gas hob with brushed steel and glass Diplomat oven beneath. Space and plumbing for washing machine. Space and point for fridge. Wall mounted mirror. Centre ceiling light point. Wall mounted gas fired combination central heating boiler. Brushed extractor over hob. Tiled floor. Window to front aspect.

Doorway from Hallway leads to:

**Living Room**

**4.42m x 3.93m (14'6" x 12'11")**

With continuation of the wood laminate floor. Centre ceiling light point. Double radiator. TV point. Double glazed sliding patio doors out to rear garden. Door to understairs store cupboard.

**Stairs to First floor** with painted balustrade and spindles leading up to:

**First Floor Landing**

**1.95m x 1.95m (6'5" x 6'5")**

With centre ceiling light point. Attic access.

**Bedroom No. 1**

**2.66m x 3.27m (8'9" x 10'9")**

With centre ceiling light point. Radiator. Twin windows. Built in triple robes. Useful built in shelved linen store.

**Bedroom No. 2**

**3.93m x 2.33m (12'11" x 7'8")**

With centre ceiling light point. Radiator.

**Bathroom**

**1.95m x 1.85m (6'5" x 6'1")**

With white suite comprising painted panelled bath, fully tiled around with a wall mounted Hydro electric shower. Pedestal wash basin and matching duoflush WC. Half tiled walls with a contrasting tiled dado rail. Centre ceiling light point. Wall mounted Vortex extractor fan.

**Gardens**

To the front the property is accessed over flagged pathway with chippings to either side and established shrubs beneath the window. To the rear the property enjoys an attractive enclosed rear garden with decked area leading onto low maintenance chippings garden with flagged pathway through and additional flagged patio to one corner. There is post and panel fencing around and a gated access to the rear. Two outside power points. There is space and base for shed at the side of the property which will remain.

**Shed**

With power.

**GENERAL REMARKS & STIPULATIONS**

**VIEWING**

Strictly by appointment with Northallerton Estate Agency – Tel: (01609) 771959.

**TENURE**

Freehold with Vacant Possession upon Completion.

**SERVICES**

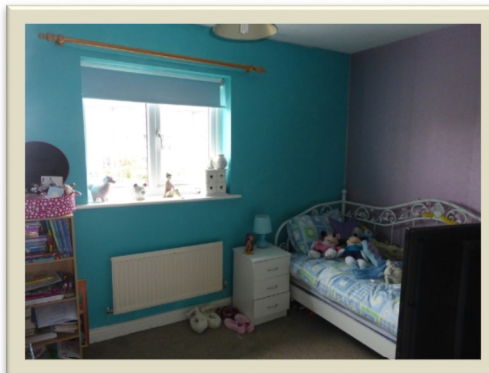
Mains Water, Electricity, Drainage and Gas.

**LOCAL AUTHORITY**

Hambleton District Council, Civic Centre, Stone Cross, Northallerton – Tel: (01609) 779977.

**COUNCIL TAX**

We are informed by that Council Tax Band is **B**. The current annual charge is **£1353.92**.



**COMMITMENT**

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.