

**42 DEXTA WAY  
NORTHALLERTON, DL7 8EY**



**A Very Conveniently Positioned, Well Presented 2-Bedroomed Mid Terraced Property with Off Road Parking & Garden**

- UPVC Sealed Unit Double Glazed Windows
- Gas Fired Central Heating
- Attractively Presented Accommodation
- Recently Fitted Bathroom
- Recently Decorated & Carpeted Throughout
- Two Parking Spaces / Enclosed Garden to Rear

**Offers in the Region of £142,500**

# 42 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
Richmond	13 miles	Bedale	6 miles
Ripon	14 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, Sedgfield, 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. The property is within walking distance of Romanby Primary School and is within the Northallerton catchment area for further renowned Primary Schools. Local comprehensive schools can be found at Northallerton, Thirsk, Bedale, Richmond and Stokesley. Independent schools at Polam Hall (Darlington), Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby and Cundall Manor.

**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 a brick built with clay pantile roof 2-bedroomed mid terrace modern property situated in a nice quiet location within easy walking distance of County Hall, Railway Station, Town Centre and all local amenities.

The property externally enjoys the benefit of two car parking spaces to front whilst to the rear it has flagged patio and chippings with step up to main lawned garden. There is a pedestrian access to the rear and a newly installed garden shed.

Internally the property enjoys the benefit of UPVC sealed unit double glazed windows together with hardwood front door and newly fitted full height double glazed patio doors out to rear. The property has gas fired central heating and has been newly decorated and carpeted prior to letting. The property also enjoys a newly fitted bathroom and has quality fitted kitchen.

Early inspection recommended.

## ACCOMMODATION

In over tarmac parking onto flagged path which runs across the front of the property. Covered entrance with a light point. In through hardwood front door with etched glass upper panels into:

### Entrance Hall

**1.88m x 1.39m (6'2" x 4'7")**

With a wood laminate floor. Ceiling light point. Radiator. Telephone point. Useful storage cupboard with shelves above. Door to:

### Kitchen

**2.59m x 1.67m (8'6" x 5'6")**

With a range of white beech fronted base and wall cupboards. Granite effect work surfaces with inset single drainer, single bowl

sink unit with mixer tap over. Space and plumbing for washing machine. Space for fridge. Space and point for gas/electric cooker (currently gas cooker in place). Extractor fan. Wood effect lino. Unit matched glass fronted display cabinets. Wall mounted Ideal Logic Plus condensing combination gas fired central heating boiler. Radiator.

From the Hallway door to:

### **Living Room**

**3.96m x 4.11m (13' x 13'6") max**

Two understairs storage areas. Feature fireplace with electric fire. Two ceiling light points. Double radiator. TV, telephone and Sky points. Newly installed full height UPVC sealed unit double glazed patio doors out to rear garden.

From the Hallway

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

### **First Floor Landing**

**0.91m x 0.91m (3' x 3')**

With light over stairs. Attic access.

### **Bedroom No. 1**

**3.05m x 2.75m (10' x 9') with a recess 1.03m x 0.98m (3'5" x 3'3")**

Centre light point. Radiator. Built in shelved cupboard.

### **Bedroom No. 2**

**2.74m x 2.08m (9' x 6'10")**

Radiator. Ceiling light point. Wood laminate floor.

### **Bathroom**

**1.67m x 1.98m (5'6" x 6'6")**

Recently installed white suite comprising panelled bath with mains bar shower over. Fitted shower screen. Fitted shower panels all around with half panels to remainder of bathroom. Duo flush WC. Pedestal wash basin. Wall mounted extractor. Light point. Radiator. Tile effect lino.

## **OUTSIDE**

### **Gardens**

The rear garden has a flagged patio and chippings and then step up to the main lawned area. There is a pedestrian access to the rear and there will be a new shed installed.

## **GENERAL REMARKS & STIPULATIONS**

### **VIEWING**

By appointment with the Agents – Northallerton Estate Agency – tel. no. 01609 – 771959.

### **SERVICES**

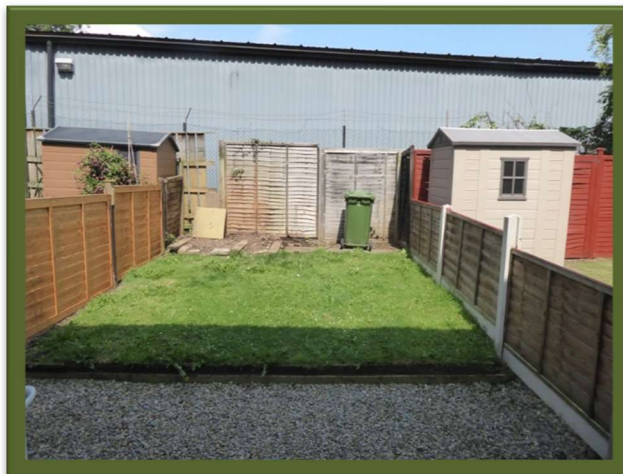
Mains water, electricity, gas and drainage.

## **LOCAL AUTHORITY**

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – tel. no. (01609) 771959.

## **COUNCIL TAX BAND**

The Tenant will be responsible for the Council Tax on the property and Hambleton District Council verbally informs us that the Council Tax Band is Band B.



**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.