

S.4805

Northallerton
Estate
Agency 

**12 DE LACY ROAD
NORTHALLERTON DL7 8WD**



A Stunning, Recently Constructed Three Bedroom, Two Bathroom Semi Detached Family House on the Sought After Barratt Homes, Mowbray Vale Development Within Walking Distance of the Town Centre & Excellent Local Amenities

- UPVC Sealed Unit Double Glazing
- Gas Central Heating
- Master Bedroom with En Suite Shower Room
- South Facing Rear Garden
- Two Off Street Parking Spaces to Front
- Close to Town Centre & Local Amenities

Offers in the Region of: £207,500
CHAIN FREE

12 De Lacy Road, Northallerton DL7 8WD

SITUATION

Darlington	16 miles	Bedale	9 miles
A.1	8 miles	Thirsk	7 ½ miles
A.19	7 miles	Teesside	16 miles
York	30 miles	Richmond	14 miles
Ripon	17 miles		

(All distances are approximate)

De Lacy Road is situated off Yafforth Road on the recently constructed Barratt Homes, Mowbray Vale Development on the north western edge of Northallerton but within easy walking distance of the Northallerton Town centre, local countryside and a good range of facilities and amenities. The property being within walking distance of the centre of this very popular and much sought after market town, the County Town of North Yorkshire provides access to a full and comprehensive range of educational, recreational and medical facilities.

The property lies within convenient and easy commuting distance of Bedale, the A.1, A.19 trunk roads, Teesside, York, Darlington, Thirsk and all surrounding towns and villages and via the A.1 and A.19 links into the main arterial road networks of the UK. There is also access from the A.1 onto the A.66 to the Transpennine routes.

This area of North Yorkshire is ideally placed for commuting with an East Coast main line train station at Northallerton linking London to Edinburgh and bringing London within 2 ½ hours commuting time. Additionally, via the Transpennine route that calls at this station there is direct access to Newcastle, Middlesbrough, Darlington, Leeds, York, Manchester, Liverpool and Manchester Airport.

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

This area of North Yorkshire lies between the North Yorkshire Dales and the 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 Scarborough, Whitby and Redcar which offers further opportunities of varied and interesting leisure activities. In and around the town of Northallerton there is additionally good walking, fishing and riding to be enjoyed.

AMENITIES

Shopping – market town shopping is available at Northallerton, Bedale, Thirsk, Darlington and Richmond. The major centres of Teesside, Leeds, Durham and York are all readily accessible.

Hospitals – the Friarage Hospital is located very close to this property.

Bus Service – there is a regular bus service to Darlington calling at the villages.

Schools – the area is well served by good state and independent schools. Local Primary Schools are within the Northallerton catchment area. Comprehensive schools at Northallerton, Thirsk, Bedale, Richmond and Darlington. Independent Schools at Polam Hall (Darlington), Hurworth House, Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby and Cundall Manor.

Shooting & Fishing – the property is attractively positioned in an area renowned for its quality shoots and good fishing being within easy reach of the North Yorkshire Moors and North Yorkshire Dales and close to local rivers and ponds.

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

Golf – Romanby (Northallerton), Bedale, Thirsk, Darlington, Richmond and Catterick.

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

Leisure Centres – Northallerton, Bedale, Richmond and Darlington

DESCRIPTION

The property comprises an immaculately presented, well laid out and spacious three bedroom, two bathroom semi detached family house of quality and distinction with double glazed windows, doors and soffits and gas fired central heating. The property is only some two years old and comes with the benefit of a stunning £3,500 kitchen and bathroom upgrade with integrated appliances extending to dishwasher, washing machine, fridge freezer, cooker and hob.

Externally the property enjoys the benefit of two tarmac parking spaces to the front with a flagged pathway to the front door and giving access to the side via a gate into the rear garden. The front garden is a low maintenance chipping garden with central shrubbery and mature shrubs around whilst to the rear the property enjoys an attractive south facing garden comprising patio and nice area of lawn with shrub borders.

Internally the property is presented to the highest of standards with on the ground floor entrance hall with downstairs WC and giving access to good sized sitting room with access to the rear to an attractive light and airy living kitchen with nicely delineated area for sitting and dining. The kitchen enjoyed a £3,500 upgrade on original purchase and enjoys a host of quality integrated appliances. Within the sitting area there are full height French doors out to the rear patio and gardens. On the first floor the property enjoys master bedroom with quality En suite, two further bedrooms and a quality fitted bathroom.

The offering of **12 De Lacy Road** presented a rare opportunity to acquire a well constructed, superbly appointed three bedroomed semi detached family house in a highly sought after residential area which enjoys excellent access to local amenities, transport networks and is close to open countryside. Early viewing recommended.

ACCOMMODATION

In through double glazed quality composite door with a central etched and silvered window under a covered entrance with light to side.

Entrance Hall
2.86m x 0.96m (9'5" x 3'2")

Centre ceiling light point. Slimline radiator. Stairs to first floor. Door to:

Cloakroom / WC

Corner pedestal wash basin with tiled splashback with useful mirror over. Duoflush WC. Ceiling light point. Mortis extractor fan. Wood laminate floor. Radiator.

Living Room
4.93m x 3.55m (16'2" x 11'8")

Centre ceiling light point. Double radiator. TV and telephone points. Door to rear gives access to :

Dining Kitchen**4.21m x 3.17m (13'10" x 10'5")**

Quality laminate floor. Excellent range of white base and wall cupboards with granite effect work surfaces, brushed steel door furniture. Tiled splashbacks. Unit inset single drainer, single bowl stainless steel sink unit. Unit inset four ring gas hob with Zanussi brushed steel and glass oven beneath. Unit matched fronted built in fridge and freezer. Unit matched built in Zanussi slimline dishwasher and washing machine. Zanussi brushed steel extractor over hob. Two ceiling light point. Double radiator. French door at the rear giving access to rear patio and garden.

From the Hallway are stairs to first floor with stained and polished oak balustrade leading up to:

First Floor Landing**3.71m x 1.90m (12'2" x 6'3") max**

Attic access. Centre ceiling light point. Built in shelved store cupboard.

Master Bedroom**3.66m x 2.54m (12' x 8'4")**

Double glazed window to front. Radiator. Centre ceiling light point. TV point. Built in mirror fronted double wardrobe with twin hanging rails. Door through to:

En Suite Shower Room**2.56m x 1.34m (8'5" x 4'5") max**

Low level easy access shower tray. Fully tiled walls. Wall mounted Mira Azora electric drench shower. Folding doors to front. Matching quality pedestal wash basin with mixer tap. Tiled splashback. Duoflush WC. Wall mounted radiator. Flush mounted ceiling light point. Extractor fan.

Bedroom No. 2**3.12m x 2.56m (10'3" x 8'5")**

Double glazed window to front. Radiator. Centre ceiling light point.

Bedroom No. 3**2.64m x 1.88m (8'8" x 6'2")**

Double glazed window to front. Radiator. Centre ceiling light point.

Family Bathroom

With tiled floor. Quality white suite comprising panelled bath with quality mixer tap. Half tiled wall around. Matching duoflush WC, pedestal wash basin with mixer tap over. Shaver mirror over basin. Mortis extractor fan. Ceiling light point. Radiator.

Gardens

Externally the property enjoys the benefit of two tarmacadam parking spaces to the front with a flagged pathway to the front door and giving access to the side via a gate into the rear garden. The front garden is a low maintenance chipping garden with central shrubbery and mature shrubs around whilst to the rear the property enjoys an attractive south facing garden comprising patio and nice area of lawn with shrub borders.

GENERAL REMARKS & STIPULATIONS**VIEWING**

Through the Agents - Northallerton Estate Agency – Tel: (01609) 771959

SERVICES

Mains Water, Electricity, Gas and Drainage.

TENURE

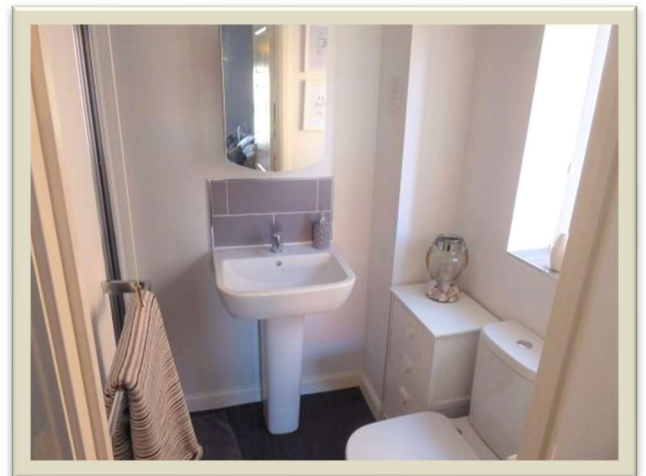
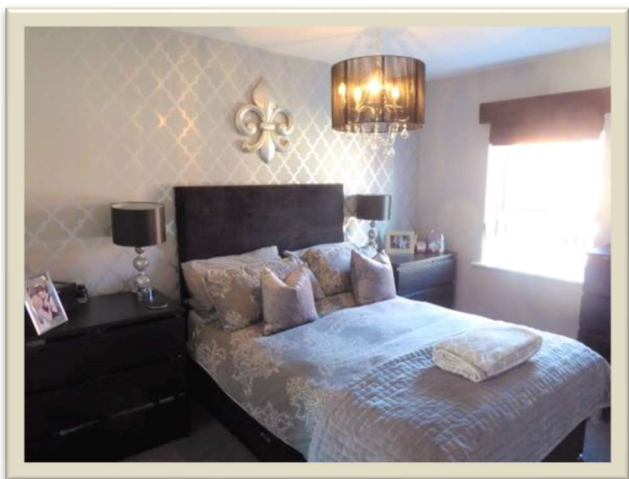
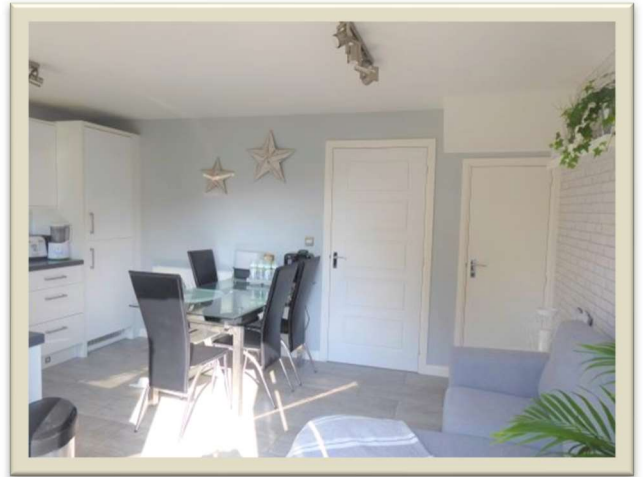
Freehold with vacant possession upon completion.

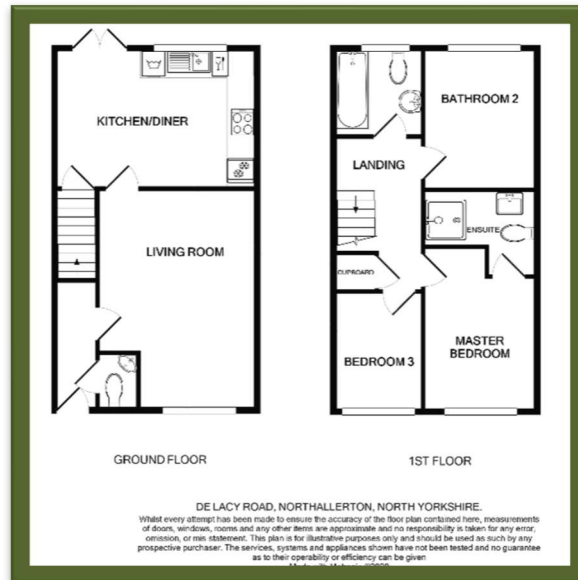
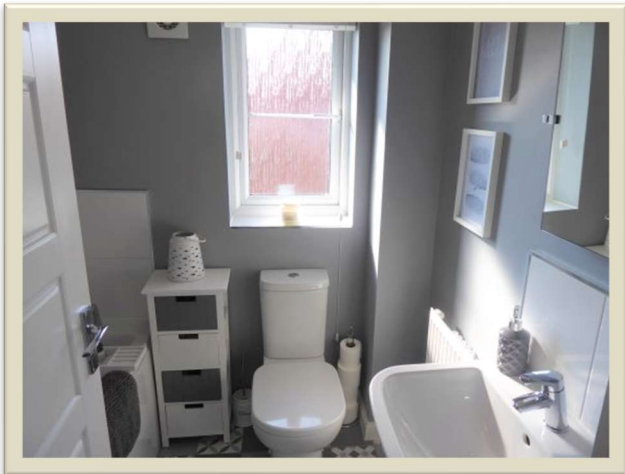
LOCAL AUTHORITY

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

COUNCIL TAX BAND

The Council Tax Band for the property is C.





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.