



32 De Lacy Road, Northallerton DL7 8WD

**** CHAIN FREE ****

An immaculately presented, three bedroom, two bathroom detached house, located on the much sought after Barratt Homes Mowbray Vale development to the North of Northallerton. The property has gas central heating, double glazed windows and doors and comprises of: An entrance hall; a cloakroom/w.c.; a living room; a dining kitchen with French doors opening onto the rear garden; a utility room; a first floor landing; a master bedroom with an en suite shower room/w.c. and dressing area; two further bedrooms; a house bathroom/w.c.; a West facing enclosed rear garden; two off street parking spaces and a garage.

EPC Rating B - Council Tax Band D

£325,000

DIRECTIONS

From our Northallerton office head North up the High Street proceeding straight over at the mini roundabout. Continue over the level crossing and take the first exit at the mini roundabout onto the Yafforth Road, at the next roundabout take the first exit onto Ben Hyde Way and left again onto De Lacy Road where No. 32 can be found on the right hand side.

SITUATION

De Lacy Road is situated in Northallerton. Northallerton offers a range of facilities including a very well served High Street including: Marks and Spencer Food Hall, Betty's Tea Rooms, Barker's Department Store circa 1882, three supermarkets, several independent and chain restaurants, a twice weekly market including a monthly farmers market, primary and secondary schooling, a hospital and a library. Northallerton is located close to the North York Moors and Yorkshire Dales, offering a full range of outdoor pursuits and sporting activities. Northallerton is situated on the East Coast mainline providing regular train services to London, Edinburgh, Leeds and York. The recently extended A1M is 6 miles to the West, the A19 is 6 miles to the North East, both offering easy access to Leeds, York, Middlesborough, Tees Valley and Leeds Bradford Airport.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

With a double glazed entrance door to front and a radiator.

LIVING ROOM

17' x 10'5" (5.18m x 3.18m)

With a double glazed bay window to front, a radiator and a storage cupboard.



DINING KITCHEN

17'4" x 12'5" (5.28m x 3.78m)

With a double glazed window and a double glazed French doors to rear, a radiator, tiled flooring, a range of matching fitted units with worktops over and splashbacks, a single drainer sink unit, an integrated electric oven, gas hob and extractor hood over, space for a fridge freezer, space and plumbing for a dishwasher.



UTILITY ROOM

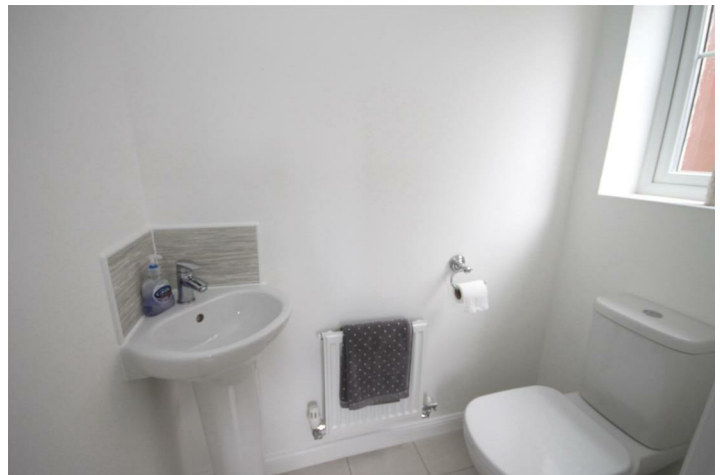
5' x 5' (1.52m x 1.52m)

With a double glazed door to rear, a range of matching fitted units with worktops over and splashbacks, a radiator, an extractor fan, a wall mounted gas boiler and space and plumbing for a washing machine.



CLOAKROOM/W.C.

With a double glazed window to side, a low flush w.c., a pedestal wash hand basin and a radiator.



FIRST FLOOR LANDING

With access to the roof space.

BEDROOM ONE

12' x 9'1" (3.66m x 2.77m)

With a double glazed window to front, a radiator and a dressing area with a double glazed window to rear, a radiator and fitted wardrobes with sliding mirror doors.



EN SUITE SHOWER ROOM/W.C.

With a double glazed window to rear, a modern white suite comprises: A double walk in shower cubicle; a pedestal wash hand basin; a low flush W.C.; an extractor fan; and a radiator.



BEDROOM TWO

11'9" x 10'5" (3.58m x 3.18m)

With a double glazed window to front, a radiator and fitted wardrobes.



BEDROOM THREE

With a double glazed window to rear and a radiator.



HOUSE BATHROOM/W.C.

With a double glazed window to rear, a modern white suite comprises: a panelled bath; a pedestal wash hand basin; a low flush W.C.; and a radiator.



PARKING

A Tarmac driveway provides off street parking for 2 vehicles.



GARAGE

With an up and over door to front, electric light and power.

REAR GARDEN

An enclosed West facing rear garden laid to lawn with a paved patio area.



MORTGAGE & FINANCIAL ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage adviser based in Northallerton. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it). Minimum age 18.

VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

PLEASE NOTE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

If you have any concerns we recommend that you ask us to verify any queries before going to any expense.

MATERIAL INFORMATION

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: TBC

PARKING ARRANGEMENTS: Off road parking for two cars

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: N/A

MOBILE PHONE SIGNAL: No known issues

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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