



## 38 De Lacy Road, Northallerton DL7 8WD

This beautifully presented detached home, located in the sought-after Castlegate development, offers easy access to the town and local amenities. With an open-plan kitchen/diner overlooking a spacious, westerly-facing garden and four double bedrooms, this property is perfect for family living. It also features ample off-street parking and a large single garage.

The entrance hall leads to a bright sitting room with a front bay window. The stylish kitchen/dining room boasts French doors to the garden, high-gloss units, and built-in appliances. A utility room and convenient ground-floor WC add to the functionality. Upstairs, the master bedroom has built-in wardrobes and an en-suite, while three more double bedrooms offer plenty of space. A modern family bathroom completes the upstairs.

The larger-than-average rear garden is perfect for outdoor entertaining, with a sun terrace, lawn, and decorative borders. This is a fantastic family home in a prime location—don't miss out!

EPC Rating B - Council Tax Band E

**£410,000**

## DIRECTIONS

## SITUATION

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Partially glazed door opening into the hallway, with stairs leading to the first floor. It also includes an under-stairs storage cupboard, veneer wood flooring, and a radiator.



### LIVING ROOM

19'7" x 10'3" into bay (5.970 x 3.149 into bay)  
Featuring a bay window at the front and two radiators.





**KITCHEN**

17'1" x 10'9" (5.23 x 3.29)

The kitchen features a rear window and a bay window with French doors that provide a view of the rear garden. It is fitted with a range of cream high-gloss wall and floor units, complemented by a roll-edge worktop and inset stainless steel sink. The space includes a high-level built-in electric oven, gas hob with an extractor fan above, and integrated dishwasher and fridge freezer. Additional highlights include inset ceiling lighting, wood veneer flooring, and a radiator.

**UTILITY**

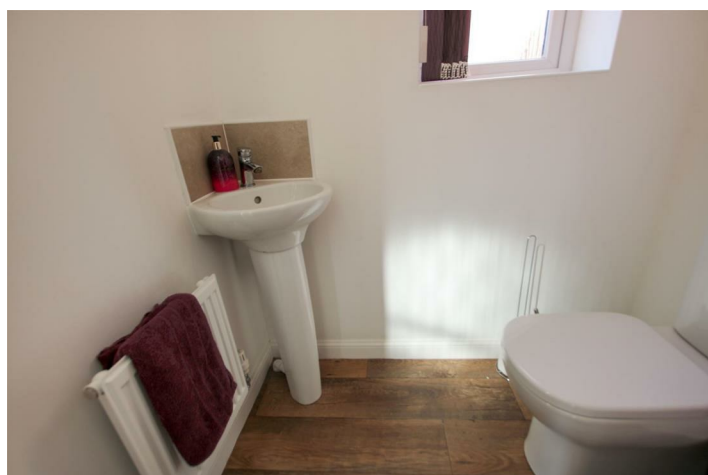
6'7" x 5'2" (2.03 x 1.59)

With a part-glazed door to the rear garden. It includes wall and floor units with a roll-edge work surface and space for a washing machine.

**W.C**

5'1" x 3'2" (1.55 x 0.97)

With window to side, low flush WC, pedestal wash basin, radiator.

**LANDING**

With built in storage cupboard. Access to loft which is boarded & has a pull-down ladder

### BEDROOM ONE

13'3" x 11'0" (4.06 x 3.36)

Featuring a front-facing window, a spacious range of built-in wardrobes and drawer units, along with a radiator.



### EN-SUITE

6'5" x 5'1" (1.96 x 1.56)

Featuring a front-facing window, a double fully tiled shower enclosure with a mains thermostatic shower, a low flush WC, a pedestal wash basin, and a radiator.



### BEDROOM TWO

12'7" x 9'8" (3.84 x 2.97)

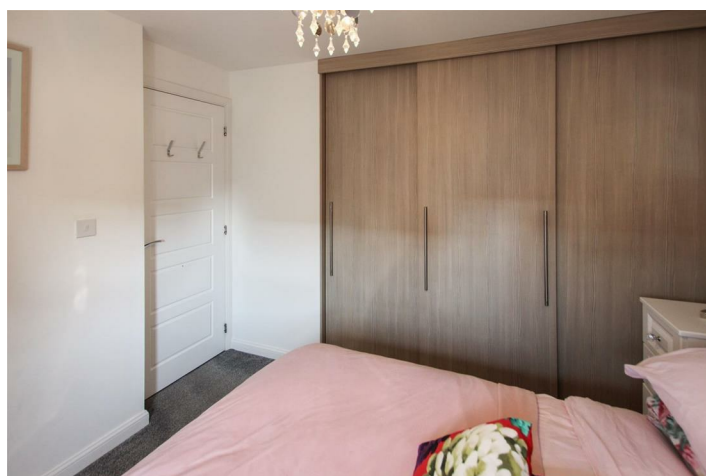
With two windows to front, radiator.



### BEDROOM THREE

9'5" x 9'2" (2.88 x 2.81)

Offering a rear-facing window, a range of built-in wardrobes, and a radiator.





#### BEDROOM FOUR

9'6" x 9'1" (2.92 x 2.79)

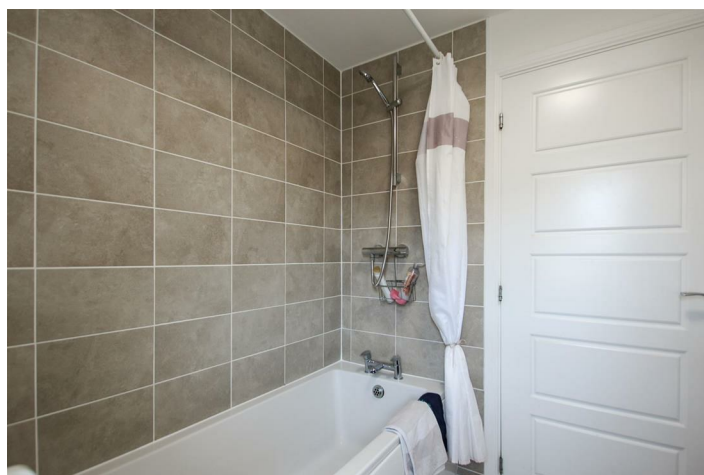
Featuring a rear-facing window and a radiator.



#### BATHROOM

6'7" x 5'9" (2.03 x 1.77)

Featuring a rear-facing window, a white suite that includes bath with a mains thermostatic shower above, a low flush WC, a pedestal wash basin, partially tiled walls, and a radiator.



**GARAGE**

19'6" x 9'9" (5.96 x 2.98)

large single garage with up and over door, power and light. Gas central heating boiler.

**EXTERNALLY**

The front garden is predominantly laid to lawn, with a double-width tarmac driveway leading to a spacious single garage, featuring an up-and-over door, power, and lighting. The gas central heating boiler is also housed here. The rear garden is larger than most, facing west, and is enclosed by timber privacy fencing. It is mainly laid to lawn, with beautiful decorative borders and a charming sun terrace, perfect for al fresco dining. There is also side access to the front of the property.





## 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.

## CLAUSES

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

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

## VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

## 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:** Yes

**PARKING ARRANGEMENTS:** Off road parking

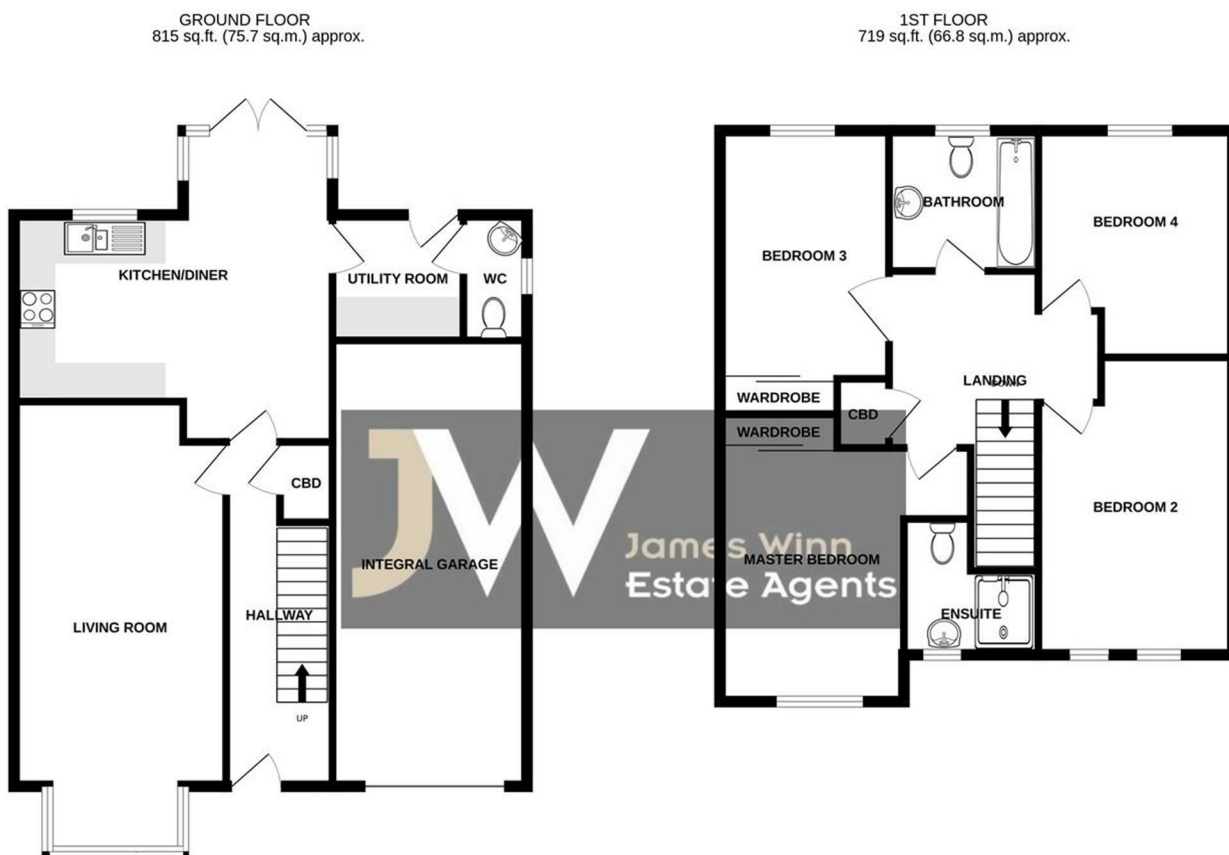
**BROADBAND SPEED:**

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.



TOTAL FLOOR AREA : 1534 sq.ft. (142.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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