



**PLOT 17 – NEWGATE, HIGHGROVE STOKESLEY ROAD, NORTHALLERTON, DL6 2TS**  
**£465,000**

**Williamsons**  
**W**

**PLOT 17 – NEWGATE, HIGHGROVE,  
STOKESLEY ROAD,  
NORTHALLERTON, DL6 2TS**

**An exciting opportunity to purchase this special 'Newgate' designed, Detached Double Fronted 3 Bedroom Bungalow, forming part of a small exclusive cul de sac of just 5 contemporary residences, under construction to an exceptional specification and revealing spacious and well-planned accommodation, complemented by delightful and generous landscaped gardens within a short walk of Northallerton Market Place Amenities.**

Under construction by Yorvik Homes builders of repute, with Anthracite Grey Double-Glazed Windows, Bi Fold Doors, Gas Fired Central Heating and 10 Year LABC Warranty.

Welcoming Reception Hall, Lounge with Bi Fold Doors, 24'6 Long Family Living Kitchen with Bi Fold Doors, Utility Room.

Principal Bedroom, En Suite Shower Room/WC, 2 Further Double Sized Bedrooms, Family Bathroom.

Outside; Large Detached Garage, Generous Landscaped Gardens.



Yorvik Homes Independent House Builder, with a solid reputation for delivering high quality assured homes, with innovative modern designs integrity and expertise having attention to detail, in enviable location.

#### RECEPTION HALL

LOUNGE  
5.2m X 4.8m 17'10 x 15'8

FAMILY LIVING KITCHEN  
7.5M x 4.3m 24'7 x 14'1

UTILITY  
1.8m x 2.9m 5'10 x 9'6

PRINCIPAL BEDROOM  
3.3m x 4.0m 10'9 x 13'1  
EN SUITE SHOWER ROOM/WC

BEDROOM 2  
2.8m x 3.5m 9'4 x 11'5

BEDROOM 3  
3.8 x 2.9m 12'5 x 9'6

HOUSE BATHROOM/WC

#### OUTSIDE:

LARGE GARAGE  
GARDENS

COUNCIL TAX – TBC

TENURE  
Freehold

VIEWING  
Strictly by prior appointment through the selling agents, Williamsons  
Tel: 01347 822 800  
info@williamsons-property.com

## NORTHALLERTON

Northallerton is an historic market town with close proximity to the glorious countryside of both the Yorkshire Dales and the North York Moors. The town has an eclectic mixture of independent shops including Bakers Department Store, Betty's Café and Lewis and Cooper Grocery and Deli Store, together with bookshops, restaurants, garden centres and coffee shops. Also lively weekly markets on Wednesdays and Saturdays for fresh produce and interesting stalls to browse. Northallerton has a main line East Coast railway station with speedy access to Durham and Newcastle and York, Leeds and London. The A1 and A19 are easily accessible together with Teesside International Airport.

#### GETTING HERE

##### By Road:

The nearest motorway is the A1, 7 miles away and the A19, 5 miles away

##### By Rail:

The nearest railway station is Northallerton with connections to Newcastle, York and Leeds

#### DOCTORS

**Mowbray House Surgery**  
Malpas Road, Northallerton  
DL7 8FW

**Mayford House Surgery**  
Boroughbridge Road,  
Northallerton DL7 8AW

#### HOSPITAL

**Friarage Hospital**  
Northallerton DL6 1JG

**The James Cook University Hospital**  
Marton Road, Middlesbrough  
TS4 3BW

#### DENTISTS

**Alpha Dental Care Northallerton**  
Brompton Road, Northallerton  
DL6 1DY

**Malpas House Dental Practice**  
11 South Parade, Northallerton  
DL7 8SE

#### SCHOOLS

**Brompton Community Primary School**  
Cockpit Hill, Brompton,  
Northallerton DL6 2RQ

**Applegarth Primary School**  
Upwell Road, Northallerton  
DL7 8QF

**Alverton Community Primary School**  
Mount Road, Northallerton  
DL6 1RB

**Northallerton School & Sixth Form College**  
Grammar School Lane,  
Northallerton DL6 1DD

#### LOCAL AUTHORITY

**Hambleton District Council**  
Civic Centre, Stonecross  
Rotary Way, Northallerton  
DL6 2UU

## Interior Finishes

### Ceilings

Smooth plaster finish in white

### Walls

Ammonite Light Grey Emulsion

### Woodwork

Contemporary skirting and architraves finished in white gloss

### Doors

Pre-finished oak

### Ironmongery

Satin Chrome

### Staircase

Softwood strings, baserails, balustrades and newel posts finished in white gloss with oak newel caps and handrails

## External Finishes

### Lights

Stainless steel light to front & rear

### Windows

Aluminium Anthracite Grey double-glazed

### Door

Front door with multi point locking, Doorbell chrome finish

### Drives

Blocked paved drive

### Landscape

Landscaping to front gardens in line with approved landscape plan. Turf to rear gardens

### Fences

All boundary fences 1800mm close boarded

## Kitchen/Utility

### Units

Choice of contemporary units with soft door closures, complete with silestone work tops and upstands to kitchen only. Laminate work tops to utility

### Appliances

Neff induction hob

Neff combi oven and microwave

Neff extractor hood

Neff dishwasher

Neff integrated fridge freezer

Chrome tap

Inset stainless steel sinks

## Bathrooms & En-Suites

### Sanitary Ware

Contemporary sanitaryware by Sottini

White bath

Chrome modern brassware

Aqualisa shower to ensuite

### Tiling

A selection of porcelanosa tiles

## Flooring

Laminate to hallway, kitchen/diner, utility, wc, bathroom and en-suites

## Electrical

### Down Lights

Flush chrome to kitchen, bathrooms and en-suites

### Pendant Lights

To all other rooms

### Sockets

Satin chrome to ground floor, white to first floor

### TV Ariel Point

Please ask our sales executive for details

### BT Point

Please ask our sales executive for details

### Smoke detectors

Smoke detectors – mains and battery connected

### Heating

Gas fired central heating

### Garage

Power and lighting

## General

### Warranty

10 Year LABC

### Tenure

Freehold

