



RUNNYMEDE WAY, NORTHALLERTON

OFFERS IN THE REGION OF £260,000



Northallerton  
Estate Agency



# Runnymede Way

Northallerton, DL6 2FB

**FOR SALE - A 3 bedroom Semi-Detached House in the market town of Northallerton. Close to the train station and all local amenities. With a modern kitchen and bathroom and en-suite to the master bedroom. This is a new build property and would make an ideal family home in exceptional condition.**

- 3 Bedroom
- Master Bedroom Ensuite
- Exceptional Condition
- Semi-Detached
- Ideal Family Home
- New Build Property



## Entrance

Entrance lobby with tiled floor, ceiling light point, slimline radiator, archway into the utility/cloaks area.

## Office/Utility/cloaks area

This used to be the garage but has been converted. Built in Hoover cupboard with desk to side with space for appliances. Office area has tiled floor, ceiling light point, wall mounted cloaks hanging hooks.

## Sitting room

Part panelled wall, 2 ceiling light point, double radiator, single radiator, TV, phone and fibre points, stairs to first floor, door to useful w/c.

## W/C

White suite comprising pedestal washbasin with tiled splashback, duo flush toilet, wall mounted extractor, ceiling mounted light.

## Kitchen

Nicely presented as kitchen diner with range of base and wall cupboards, wood effect worksurfaces with inset 1 1/2 bowl single drainer stainless steel sink unit with quality mixer tap over, unit inset 4 ring gas hob with glass and brushed steel oven and grill beneath, extractor over hob with inset extractor and light, unit matched inset dishwasher, space and plumbing for washing machine, tiled splashbacks, concealed boiler cupboard housing an ideal condensing combi boiler, space for fridge. Dining area enjoys radiator and ceiling light point with full height double glazed doors to rear garden.

## Landing

Attic access, ceiling light point and useful storage cupboard with shelving.

## Bedroom 1 with Ensuite

Ceiling light point, radiator, built in double wardrobe with shelves and rails. Ensuite enjoys fully tiled shower cubicle with a Mira thermostatically controlled mains shower, matching pedestal washbasin with easy turn mixer tap and duo flush toilet, 1/2 tiled walls to rear of toilet and washbasin, tiled floor, radiator, wall mounted extractor and ceiling light point.

## Bedroom 2

Radiator, ceiling light point.

## Bedroom 3

Radiator, ceiling light point.

## Bathroom

Tiled floor, 1/2 tiled walls to rear of bath, wash basin and toilet, attractive white suite comprising a panelled bath with mixer tap and shower attachment, matching pedestal washbasin with easy turn mixer tap and duo flush toilet, ceiling light point, ceiling mounted extractor, wall mounted radiator.

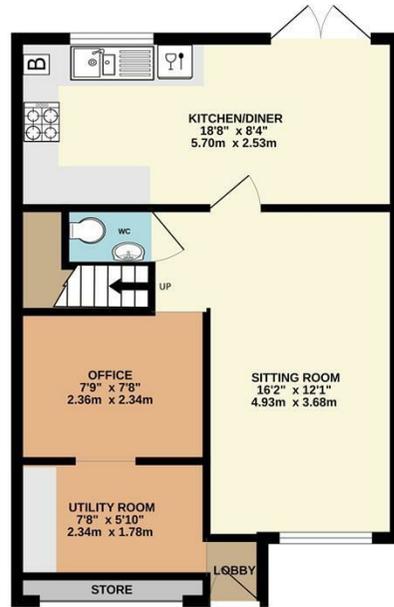
VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD  
SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE  
NYCC TAX BAND - C  
EPC - B

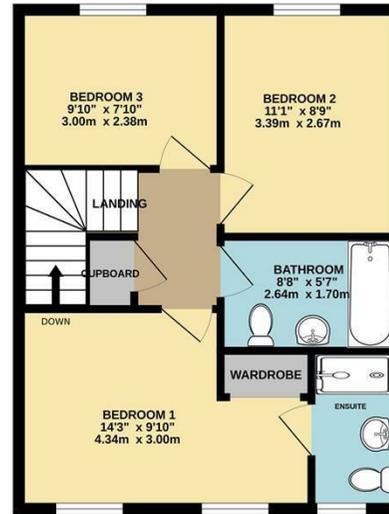


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



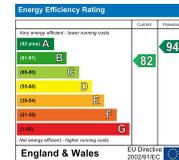
1ST FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



46 RUNNYMEDE WAY, NORTHALLERTON, DL6 2FB.

TOTAL FLOOR AREA: 953 sq.ft. (88.5 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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