



**67 De Lacy Road**  
Northallerton, DL7 8WD

**youngsRPS** 

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DL7 8WD**

**Guide Price: £190,000**

A modern three bedroom semi detached property which was built in 2015 by David Wilson Homes. Benefiting from modern and well-maintained interiors, private rear garden, off street parking for several vehicles as well as the remainder of the NHBC warranty. This home would be perfect for a multitude of buyers including first time buyers and professional investors.

- NO ONWARD CHAIN
- Three Bedroom Semi Detached Property
- Remaining NHBC guarantee
- Modern Interiors
- Off Street Parking



**Youngs - Northallerton 01609 773004  
www.youngsrps.com**





### ENTRANCE HALL

The property is accessed via a part glazed UPVC door with an inset door mat and carpeted stairs rising to the first floor.

### WC

A modern bathroom with a white suite comprising a close coupled WC and a corner pedestal wash basin with tiled splashback. There is a wood effect tiled floor.

### LIVING ROOM

16' 2" x 11' 8" (4.93m x 3.56m) A well-proportioned room with neutrally decorated walls, carpeted floor and a window to the front.

### DINING KITCHEN

13' 10" x 10' 5" (4.22m x 3.18m) Comprising a range of gloss wall and base units with a contrasting laminate wood effect work surface and an inset stainless steel sink. Appliances include a gas hob with an oven underneath and an extractor over. There is space for a washing machine and a fridge freezer. The dining area provides ample space for a table with access to the rear garden via double patio doors. The flooring is a tiled wood effect and there is a useful under stairs storage cupboard.

### LANDING

A carpeted landing with stairs rising from the ground floor. The landing provides access to all upstairs rooms and there is also a useful storage cupboard.

### BEDROOM 1

12' 0" x 8' 3" (3.66m x 2.51m) A good sized double bedroom with a window to the front, carpeted flooring and a useful recess for wardrobes. There is also an ensuite bathroom.

### ENSUITE

A modern white suite comprising a close coupled WC, pedestal wash basin and a low profile shower with electric Mira fittings. There is a tiled shower enclosure and a frosted window to the side.

### BEDROOM 2

10' 2" x 8' 5" (3.1m x 2.57m) Another double bedroom, currently dressed as a single. This room has carpeted flooring and a window towards the rear garden.

### BEDROOM 3

8' 7" x 6' 2" (2.62m x 1.88m) A single room with a window to the front, neutrally decorated walls and a carpeted floor.

### BATHROOM

A white suite comprising a close coupled WC, pedestal wash basin and a bath with a tiled surround. There is a wood effect floor covering and a frosted glazed window to the rear.

### OUTSIDE

Front: There is off street parking for several vehicles which runs from the front down to the side of the property. There is a pathway leading to the front door and a flower bed which extends from the front and down the side of the property.  
Rear: A generous garden enclosed within a fence boundary with pedestrian access gate to the side. The lawn is laid mainly to lawn with a patio area adjacent to the French doors.

### SERVICES

Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water.

### VIEWINGS

Viewings are strictly by appointment. Please contact the agent on 01609 773004.

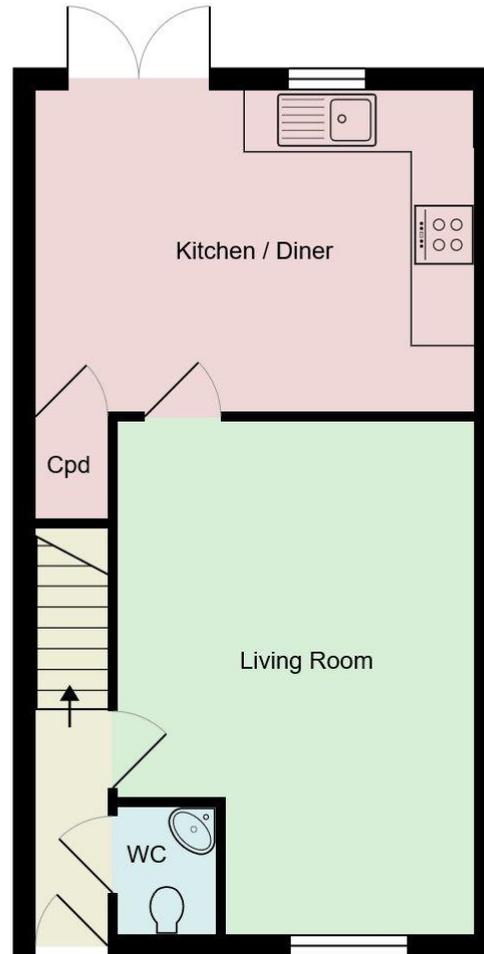
## CHARGES

Hambleton District Council Tax Band C.

## AGENT'S NOTES

Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.

Score	Energy rating	Current	Potential
92+	A		96   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

All measurements are approximate and for display purposes only.

**IMPORTANT NOTE:** Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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