



Carmelite Close
Northallerton, DL6 2FP

youngsRPS 

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Guide Price: £200,000

A well-designed & spacious 2 bedroom semi-detached house located on the popular Williams Heath development, offering all of the benefits of a new build property without having to wait for the plot to be built. Beautifully presented throughout, open plan living accommodation, 2 double bedrooms, off-street parking.

- NO ONWARD CHAIN
- Open plan living accommodation
- Two DOUBLE bedrooms
- Corner plot with larger than average garden
- Two off-street parking places
- Remainder of NHBC warranty

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Northallerton 01609 773004





An entrance vestibule welcomes you into this stylish home. A utility cupboard provides practical space with plumbing for a washing machine & the location of the gas central heating boiler. There is also a ground floor WC with plenty of room for cloaks storage. The ground floor is open plan in design & has a kitchen area well- equipped with a range of wall and floor units, electric oven with gas hob & stainless steel sink. There is ample room for dining & the sitting area has French doors overlooking the rear garden. A return staircase leads to the first floor landing which has loft access. There are two double bedrooms with space for additional furniture. Outside, to the front the property benefits from two off street parking spaces. A timber gate leads to the rear garden which is fully enclosed in timber fencing. The garden is landscaped and laid mainly to decorative gravel with attractive raised borders.

LOCATION Carmelite Close is located on the popular Williams Heath development, recently built by Taylor Wimpey just off the Darlington Road. The property is within close proximity of the A19 for commuters & within walking distance of Northallerton which has a mainline train station, shops, restaurants, leisure centre & recently opened Everyman cinema. The east coast, North York Moors & Yorkshire Dales are within easy reach.

TENURE The property is Freehold but a management charge of £89 per annum is payable for the maintenance of communal outside space.

SERVICES Mains drainage, water & electric. Gas central heating.

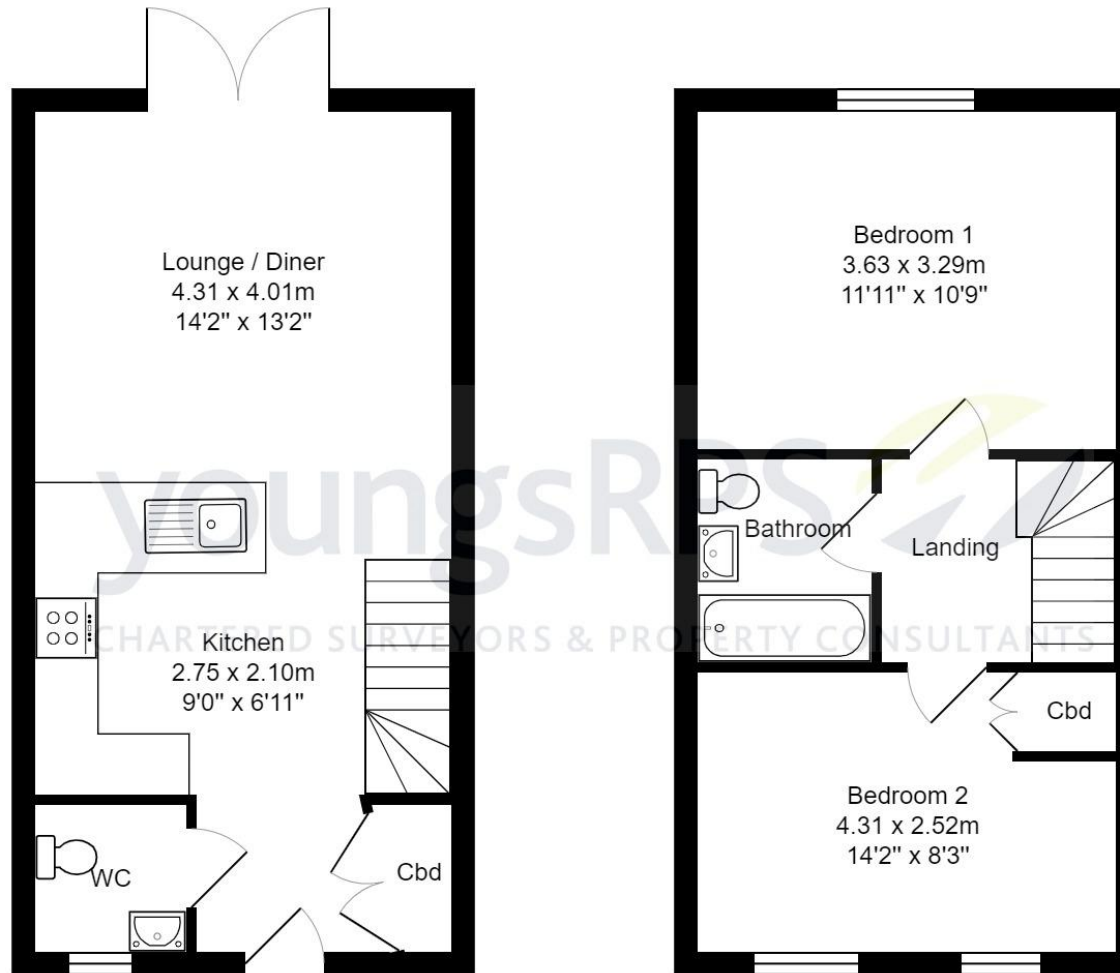
CHARGES North Yorkshire Council Tax Band C.

VIEWINGS By appointment with the Agent. Please call 01609 773004.

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	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 these 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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