



17 Dexta Way
Northallerton, DL7 8EY

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Northallerton
DL7 8EY**

Guide Price: £154,000

A well-presented property with modern fittings within a popular Cul-de-Sac near the centre of town. This Semi-detached property benefits from off street parking for two vehicles and a private rear garden. Internally there is a living room, kitchen, two double bedrooms and a bathroom.

- Convenient Central Location
- Quiet Cul-de-Sac
- Modern Kitchen and Bathroom
- Two Double Bedrooms
- Parking For Two Vehicles



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Youngs - Northallerton 01609 773004

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ENTRANCE HALL

Accessed via a part glazed wooden entrance door, there is a hall with carpeted flooring and stairs rising to the first floor. The hall gives access to the Kitchen and Living Room.

KITCHEN

8' 8" x 6' 6" (2.64m x 1.98m) Featuring a range of wooden shaker style wall and base units with a contrasting granite effect worktops with inset stainless steel sink and tiled splashbacks. Appliances include an oven with electric hob and extractor as well as space for an under counter fridge and washing machine. There is a wall mounted gas fired boiler, window to the front, laminate floor covering and a breakfast bar with hatch through to the living room.

LIVING ROOM

14' 6" x 12' 11" (4.42m x 3.94m) A spacious carpeted living room with patio doors leading to the rear garden. This room has under stairs storage and ample room for furniture. With a westerly orientation this room gets the sun in the afternoon and evening.

LANDING

With carpeted stairs rising from the ground floor, the landing provides access to both bedrooms, the bathroom and the loft.

BEDROOM 1

13' 4" x 8' 8" (4.06m x 2.64m) Located to the front of the property with two windows, this bedroom has carpeted flooring and neutral décor. There is a useful over stairs storage cupboard and a recess which is currently used to fit a desk, although wardrobes could be fitted if desired. There is ample room for a double bed and other pieces of bedroom furniture.

BEDROOM 2

13' 4" x 7' 8" (4.06m x 2.34m) Used as the main bedroom by the current occupiers, this rectangular room has a window to the rear, carpeted floors and can easily house a double bed and wardrobes. The current photo is shown with a super kingsized bed.

BATHROOM

A modern bathroom featuring a white suite comprising a concealed cistern WC, wash basin with vanity unit under and bath with shower over. The shower enclosure wall is fully tiled with natural stone coloured tiles whilst the remainder of the bathroom is painted. There is a wooden laminate floor covering and a heated towel rail. Two wall mounted cupboards either side of the wash basin provide useful storage.

LOFT

The loft is fully boarded and provides brilliant storage. Accessed via the landing there is a hatch with pull down ladder, lighting and reasonable head room.

OUTSIDE

Front: From the pavement there is a pathway leading to the front door and a grassed area to one side and a hedge to the other.

Rear: A mature and well stocked garden enclosed within a secure fence boundary. There is a patio area adjacent to the patio doors with raised bed and small storage shed. The garden is laid mostly to lawn with mature plants filling the garden with colour in the spring and summer months.

Behind the garden there is a good sized tarmac parking area for two vehicles side by side.

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.

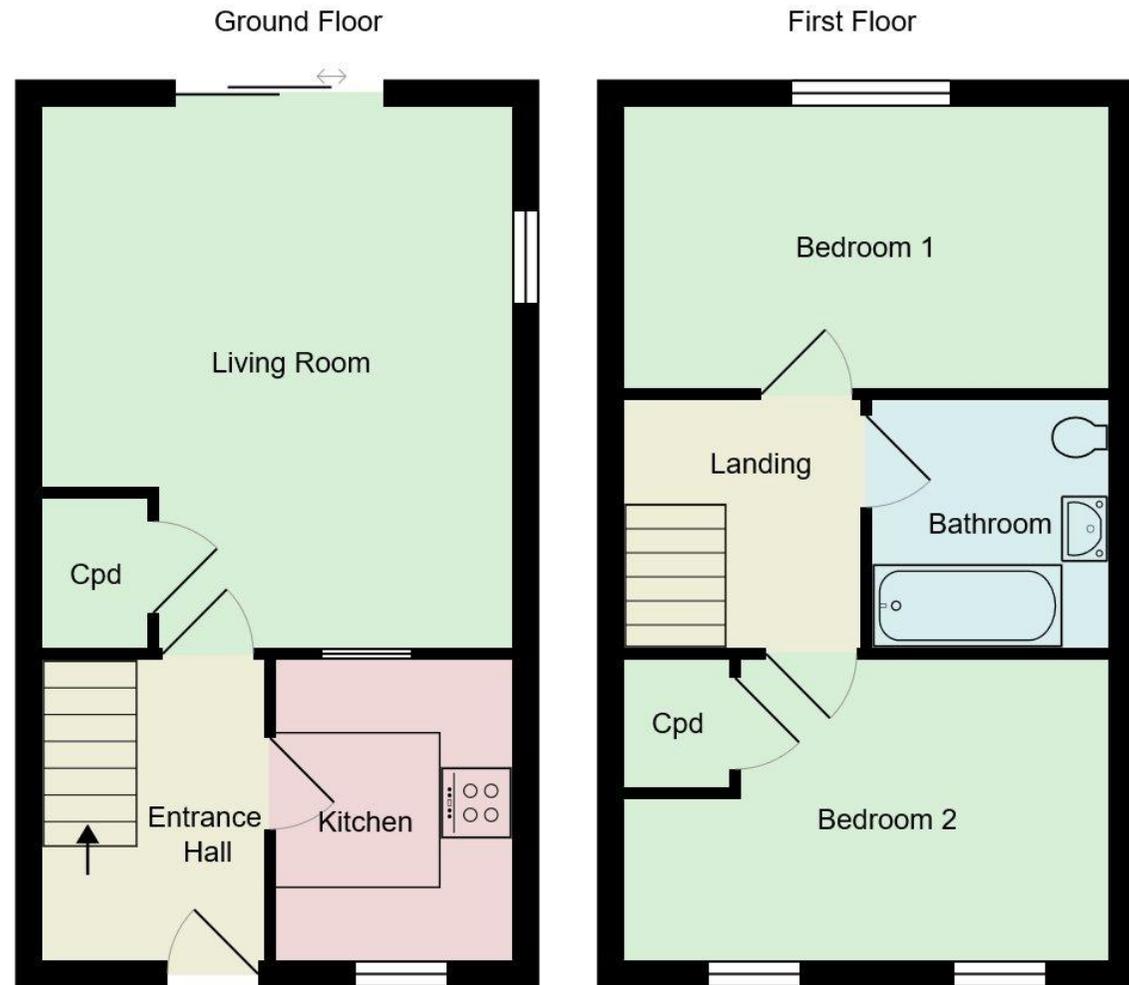
CHARGES

Hambleton District Council Tax Band B.

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		
81-91	B		90 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



All measurements are approximate and for display purposes only.

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