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Wagtail Place  
Northallerton, DL6 2FY

**Offers in the region of £299,950**

House - Detached  
3 Bedroom/s  
2 Bathroom/s

A modern three bedroomed detached family home providing spacious and well appointed living accommodation located on a popular new development on the outskirts of Northallerton. The property benefits from gas fired central heating and Upvc double glazing. The accommodation includes an entrance hall, spacious living room with French doors opening to the rear garden. There is an open plan kitchen / dining room with the kitchen area having integrated appliances including oven, hob, fridge, freezer and dishwasher. There is also a separate utility room and a ground floor cloaks room / wc. To the first floor there is a master bedroom with fitted wardrobes and an en suite shower room / wc. There are two further bedrooms and a family bathroom fitted with a white suite. Externally there is a side garden and off street parking leading to the garage which has been divided to create a home office space. The rear garden has a lawn and patio area. No onward chain.





- Modern three bedroomed detached family home
- Open plan kitchen / dining room with integrated appliances and separate utility room
- Two further bedrooms and family bathroom
- Gas central heating and Upvc double glazing
- Popular new residential development
- Spacious living room with French doors to the rear garden
- Master bedroom with fitted wardrobes and en suite shower room
- Off street parking and garage which has been divided to create an office space
- Attractive rear garden with lawn and patio area
- No onward chain

#### GENERAL INFORMATION

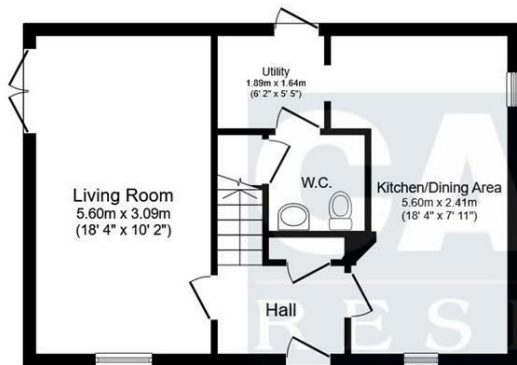
Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage

Double glazing

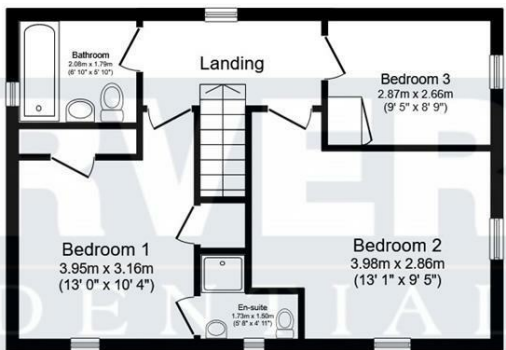
Local Authority: North Yorkshire Band D

Annual management fee for communal areas within the development ( details to be confirmed )



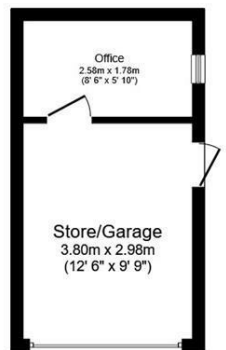
**Ground Floor**

Floor area 46.4 sq.m. (499 sq.ft.)



**First Floor**

Floor area 46.5 sq.m. (500 sq.ft.)



**Outbuilding**

Floor area 16.7 sq.m. (180 sq.ft.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Total floor area: 109.6 sq.m. (1,179 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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