



## 12 Cleveland Drive, Northallerton DL7 8RU

**\*\*CHAIN FREE\*\***

This two bedroom semi detached bungalow in the Romanby area of Northallerton is offering a good size plot with front and rear gardens, with plenty of potential. Located on the outskirts on Northallerton but within easy distance of the town centre and train station, the property is the ideal opportunity to create the perfect bungalow. Internal accommodation consists of an entrance porch, hallway, separate spacious lounge, kitchen, dining room/double bedroom, a second double bedroom, a bathroom and a conservatory. Externally the property holds an impressive driveway leading to a single garage and lawned gardens front and rear. Gas central heating and UPVC double glazing is present throughout, as expected.

EPC Rating D - Council Tax Band C.

**£185,000**

### LOCATION

Cleveland Drive is situated in the Romanby area of Northallerton. Northallerton offers a range of facilities including a very well served High Street including: Marks and Spencer Food Hall, Betty's Tea Rooms, Barker's Department Store circa 1882, three supermarkets, several independent and chain restaurants, a twice weekly market including a monthly farmers market, primary and secondary schooling, a hospital and a library. Northallerton is located close to the North York Moors and Yorkshire Dales, offering a full range of outdoor pursuits and sporting activities. Northallerton is situated on the East Coast mainline providing regular train services to London, Edinburgh, Leeds and York. The recently extended A1M is 6 miles to the West, the A19 is 6 miles to the North East, both offering easy access to Leeds, York, Middlesbrough, Tees Valley and Leeds Bradford Airport.

### DIRECTIONS

From our Northallerton office head South down the High Street going straight on at the next two roundabouts and onto Thirsk Road. Take the right hand turn onto Racecourse Lane and the first left onto Broomfield Avenue, then first left again onto Cleveland Drive where the property is located on the right.

### PORCH

With front facing double glazed door and window, door into hall way.

### HALLWAY



### LIVING ROOM

10'5" x 16'8" (3.2m x 5.1m)

With front and side facing double glazed window, TV point and radiators.



### KITCHEN

10'5" x 9'10" (3.2m x 3.0m)

With side facing double glazed door and rear facing double glazed window, mix of base, wall and drawer units, roll top work surfaces, tiled splash back, built in oven, gas hob and extractor, stainless steel single bowl sink and drainer, space for under counter fridge, space and plumbing for washing machine and dishwasher, built in storage cupboard and a radiator.



**BEDROOM**

10'2" x 10'2" (3.1m x 3.1m)

With front facing double glazed window and radiator.



**BEDROOM**

10'2" x 12'9" (3.1m x 3.9m)

With double glazed sliding doors leading to conservatory and a radiator.



**BATHROOM**

6'6" x 6'6" (2.0m x 2.0m)

With rear facing doubled glazed window, panelled bath with shower over, pedestal hand wash basin and low level WC, fully tiled walls and a radiator.



**CONSERVATORY**

8'2" x 9'2" (2.5m x 2.8m)

With side facing double glazed door to the garden



GARDEN

Laid to lawn with patio area, access to garage.



EXTERNAL



## CLAUSES

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

## VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

## MORTGAGE & FINANCIAL ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage adviser based in Northallerton. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it ). Minimum age 18.

## MATERIAL INFORMATION

The following information should be read and considered by any potential buyers prior to making a transactional decision:

**SERVICES:** We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

**MAINTENANCE / SERVICE CHARGE:** N/A

**WATER METER:** YES

**PARKING ARRANGEMENTS:** Garage & Driveway

**BROADBAND SPEED:**

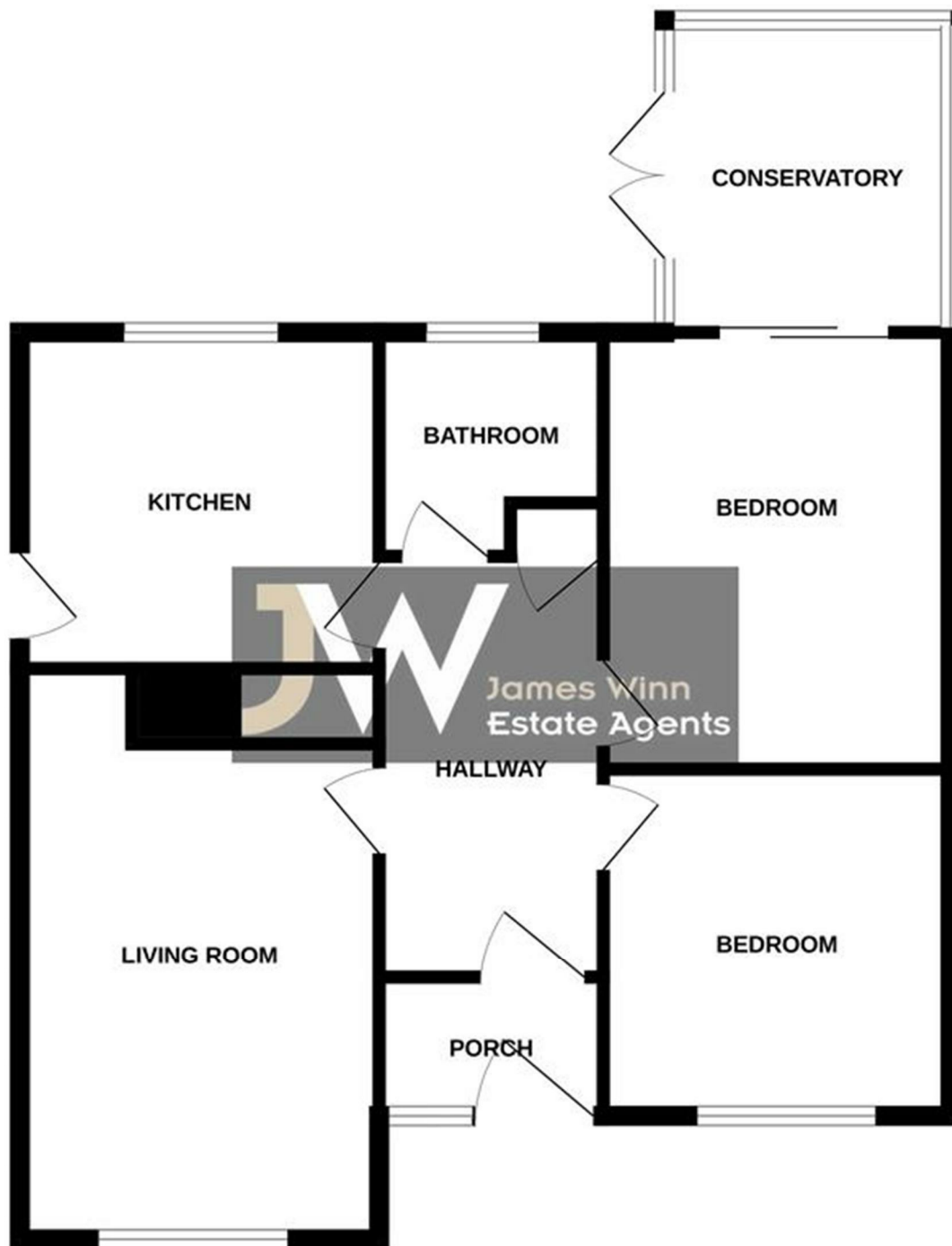
The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

**ELECTRIC CAR CHARGER:** N/A

**MOBILE PHONE SIGNAL:** No known issues

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

GROUND FLOOR  
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 734 sq.ft. (68.2 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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