



James Winn Estate Agents are proud to offer for sale this completely remodelled and upgraded 4 Bedroom Detached family Home.

The improvements were completed in 2016 including extensions to the front and rear.

Close to Northallerton High Street which offers shops, restaurants and cafes, Northallerton School and public transport links.

109 Meadow Lane, Northallerton, North Yorkshire, England, DL6 1QX

Asking Price:

£275,000

EPC Rating: TBC



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Meadow Lane is a popular, family-oriented street in Northallerton. Homes here are a mix of semi-detached and terraced styles, with gardens and parking. The neighbourhood offers good connectivity, local primary and secondary schools, and close to local amenities.

Entrance Hall 3.12 x 2.70. Double glazed entrance door, Tiled floor, Under stair storage cupboard, Leading to staircase.

Cloakroom / Guest Washroom 2.70 x 2.10. Double glazed window, Built-in boot storage cupboards, Half height panelled walls, WC, Hand basin, Radiator/ Towel warmer and tiled floor.

Lounge 5.52 x 3.91. Double glazed window, Window shutters, Electric fire, Laminate flooring, 3 Built-in storage cupboards.

Dining Room 4.26 x 3.41. Stone floor, Gas fire with surround,

Kitchen 6.37 x 4.27. Double glazed window and 2 sets of Patio doors, Full range of Handmade Base and Wall units, large centre Island, Granite work suffices, Built in Double Oven, Built in Single Oven, Built-in Microwave, 2 Full height radiators, stone floor, Tiled splashback, Gas Boiler.

Utility Room 4.41 x 2.70. Double glazed window, Full range of Base and Wall units, Stainless steel sink, Space for fridge, freezer, washer, dryer and Dishwasher, stone floor, tiled splashback.

Landing 3.44 x 3.61. Double glazed window, Loft entrance with ladder, Carpet.



For additional information and full photo gallery please visit www.jameswinn.co.uk



Master Bedroom 3.71 x 2.76. Double glazed window, Fitted double wardrobe, Radiator with cover, Carpet, Open plan Dressing room

Dressing Room 2.42 x 2.99. Fitted wardrobes, Radiator with cover, Carpet.

Bedroom 2 3.71 x 3.57. Double glazed window, Radiator, Carpets.

Bedroom 3 3.51 x 3.26. Double glazed window, Radiator, Laminate flooring.

Bedroom 4 2.59 x 1.62. Double glazed window, Radiator, Laminate flooring.

Family bathroom 2.75 x 2.2. Double glazed window, Bath, WC, Hand basin, Shower cubicle with Bar shower, Half height panelled walls, Vinyl flooring.



Gardens

Front Parking for up to 5 Cars, Concrete and Block paved, Dwarf wall and Boarders.

Side Storage area for Bins.

Rear Separated into 2 areas, artificial turf lawned and Block paved and fenced off area housing 2 large sheds, area could be used as parking as it has double gates at rear.

Disclaimer 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 EPCs 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 (truncated)

Mortgage & financial advise

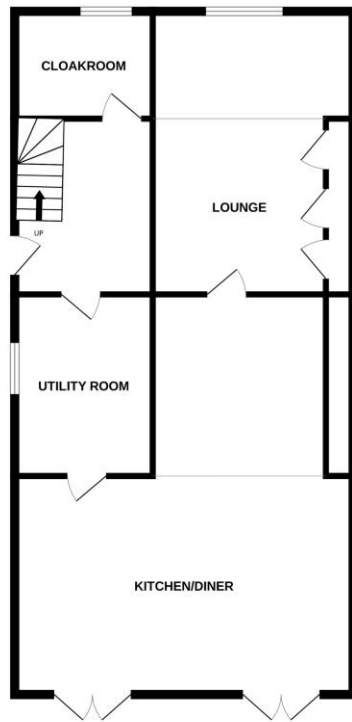
James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage adviser based in Northallerton. (Remember your home is at risk if you do not keep up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

Please note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. If you have any concerns, we recommend that you ask us to verify any queries before going to any expense.



GROUND FLOOR
953 sq.ft. (88.5 sq.m.) approx.



1ST FLOOR
803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA: 1756 sq.ft. (163.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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For additional information and full photo gallery please visit

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract