



James Winn is pleased to offer to market this modern, three-bedroom end-terraced property on Friars Close. Situated just a short walk from Northallerton town centre, this well-presented and attractively priced end-terrace home offers an excellent opportunity for first-time buyers or investors alike.

Friars Close

Northallerton,
North Yorkshire,
DL62FA

Asking Price:

£180,000

EPC Rating: B



Situation:

Located on the popular Williams Heath development off Darlington Road, the property provides convenient access to the A19 for commuters, while also being within walking distance of the town's mainline railway station, shops, restaurants, leisure facilities, and the recently opened Everyman cinema. The scenic landscapes of the North York Moors, Yorkshire Dales, and the East Coast are all easily accessible for weekend escapes.

Ground Floor

Entrance Porch:

Composite front door, stairs to first floor, radiator, carpet in porch and staircase.

Open Plan Kitchen/Living Room: 3.79 x 6.75

Fitted kitchen wall and base units, electric oven, gas hob, extractor fan, space for tall fridge/freezer and washing machine, vinyl flooring in kitchen. Breakfast bar separating kitchen and living areas. French doors leading to back garden from living room, under stairs storage space and access to downstairs w/c, carpet in living area and radiators.



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



Downstairs W/C:

Toilet and hand basin. Vinyl flooring and radiator.

First Floor

Landing:

Carpeted, stairs to 2nd floor

Bedroom 2: 3.72 x 2.39

Double-glazed window to back garden, carpet and radiator.

Bedroom 3: 3.72 x 2.39

Two double-glazed windows to the front of property, carpet and radiator. Space behind door perfect for storage or utility facilities.

Bathroom: 1.8 x 1.7

Bath with over-head electric shower, toilet and hand basin. Vinyl flooring and radiator.

Second Floor

Cupbord:

Storage at top of carpeted stairs and landing.

Master Bedroom:

2.84 x 5.08

Over-stairs storage space, carpet and radiator. Velux windows to front and rear.

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.

Mortgage & Financial:

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.



Viewing:

Viewing is Strictly By Appointment Only.

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:NO

PARKING ARRANGEMENTS: Off road parking for 2 cars

BROADBAND SPEED:

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

ELECTRIC CAR CHARGER: N/A

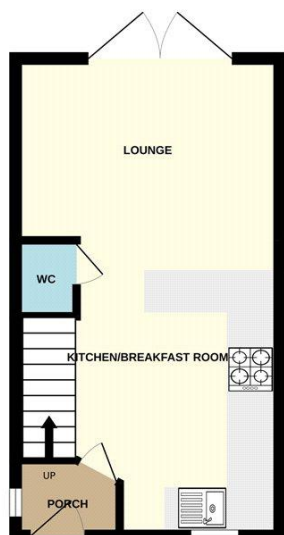
MOBILE PHONE SIGNAL: No known issues

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.

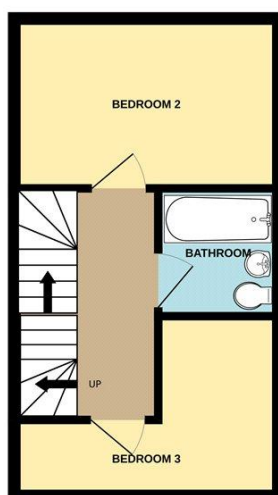
Tenure - Freehold

Viewing - By appointment through James Winn

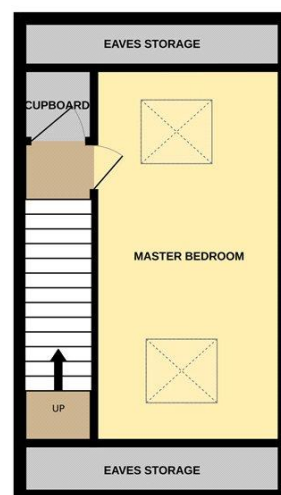
GROUND FLOOR
271 sq.ft. (25.2 sq.m.) approx.



1ST FLOOR
271 sq.ft. (25.2 sq.m.) approx.



2ND FLOOR
271 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.5 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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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		

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