



4 Bedrooms

James Winn are delighted to offer to market this beautifully presented four bedroom detached home on Cotswold Street.

Set on a generous corner plot in one of Northallerton's most desirable areas, this impressive four-bedroom detached home offers style, space, and comfort in equal measure. Immaculately maintained and finished to show home standards, it's ready to move straight into.

## Cotswold Street

Northallerton, DL6

Asking Price:

**£449,950**

EPC Rating: B



**Location:**

Cotswold Street is situated in 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, four 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, Middlesborough, Tees Valley and Leeds Bradford Airport.

**Directions:**

Head south-east on High St, at the roundabout, take the 1st exit onto Friarage St, at the roundabout, take the 1st exit onto Brompton Rd, go through the next two roundabouts, at the next roundabout, take the 1st exit onto N Moor Rd and turn right onto Cotswold St and follow the road along, the property is on the right.



**The Accommodation Comprises Of:**

For additional information and full photo gallery please visit [www.jameswinn.co.uk](http://www.jameswinn.co.uk)



## Ground Floor

### Entrance Hall:

**3.86 x 1.95**

Composite front door, storage by the front door and under the stairs, carpet.

### Living Room:

**4.72 x 3.86**

Double-glazed bay window, electric fire, carpet and radiator.

### Office:

**2.62 x 2.09**

Double-glazed window, carpet and radiator.

### W/C:

**2.09 x 1.62**

Built-in storage facilities, toilet and hand basin.

### Kitchen/Diner:

**8.07 x 2.84**

Double-glazed window, patio doors out to garden, radiator, full range of wall and base units, gas boiler, gas oven and hob, extractor, integrated washing machine and dishwasher, space for fridge/freezer.

## First Floor

### Master Bedroom:

**3.87 x 3.76**

Double-glazed window, built in wardrobe, carpet and radiator - en-suite to master.

### En-Suite:

**1.97 x 1.65**

Double-glazed window, shower cubicle, toilet and hand basin.

### Bedroom Two:

**4.21 x 3.08**

Double-glazed window, built in wardrobe, carpet and radiator.

### Bedroom Three:

**3.79 x 2.74**

Double-glazed window, built in wardrobe, carpet and radiator.

### Bedroom Four:

**3.39 x 3.1**

Double-glazed window, built in wardrobe, carpet and radiator.

### Bathroom:

**2.07 x 1.9**

Double-glazed window, part tiled walls, tiled floor, bath with shower over, extractor, toilet and basin.

## External

### Front:

Paved walkway to front door, garden laid to lawn.

### Side:

Driveway for four cars

### Rear:

Spacious garden laid to lawn.



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.

**Viewing:**

Viewing is Strictly By Appointment Only.

**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.

**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.

**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:** Off road parking for 4 cars

**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

**Tenure** - Freehold

**Viewing** - By appointment through James Winn

GROUND FLOOR  
557 sq.ft. (51.8 sq.m.) approx.

1ST FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 1105 sq.ft. (102.7 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		92 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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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