



3 Bedrooms

James Winn are delighted to offer for sale this wonderfully presented three-bedroom semi-detached property on De Lacy Road, Northallerton. It must be seen to be appreciated!

Offering a great location close to the town centre but within easy reach of surrounding commuter networks the property also offers a light and airy living space finished extremely well.

Offers in the region

De Lacy Road

Northallerton, North Yorkshire, DL7

£310,000

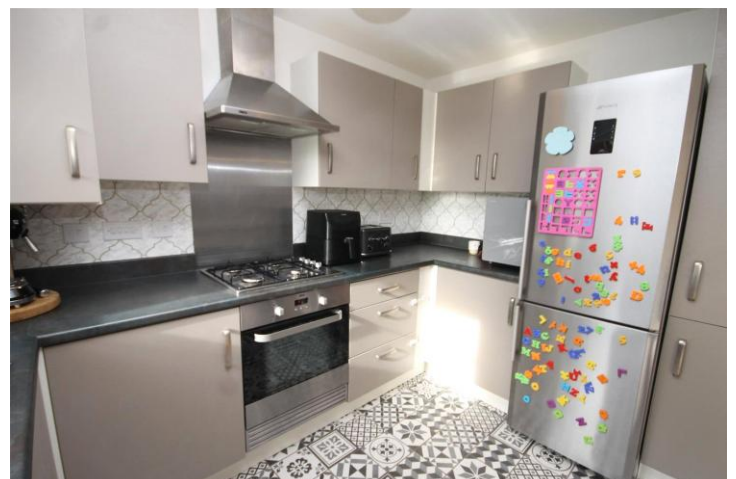
EPC Rating: TBC

**Location:**

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 North up the High Street proceeding straight over at the mini roundabout. Continue over the level crossing and take the first exit at the mini roundabout onto the Yafforth Road, at the next roundabout take the first exit onto Ben Hyde Way and left again onto De Lacy Road where No. 14 can be found on the corner on the right hand side.



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



The Accommodation Comprises Of:

Ground Floor

Entrance Hall:

4.42 x 1.93

With front facing door, stairs to first floor with cupboard beneath, built-in cloaks cupboard, solid oak flooring and radiator.

Living Room:

4.97 x 3.11

With front and side facing UPVC double glazed windows, TV point and radiator.

Kitchen/Diner:

4.97 x 3.18

With front and side facing UPVC double glazed windows, side facing UPVC double glazed French doors with matching glazed side panels, range of base, wall & drawer units, worktops over inset with stainless steel sink & drainer, gas hob, electric oven, plumbed for dishwasher, gas combi boiler in cupboard, part tiled floor, part solid oak floor and radiator.

W/C:

0.90 x 1.92

With low level WC, corner hand basin and radiator.

First Floor

Landing:

With loft access hatch and radiator.

Master Bedroom:

4.25 x 3.90

With front and side facing UPVC double glazed windows, fitted wardrobes and radiator.

En-Suite:

2.21 x 1.42

With front facing UPVC double glazed window, shower cubicle, low level WC, pedestal wash hand basin and radiator.

Bedroom Two:

3.17 x 2.65

With front and side facing UPVC double glazed windows, fitted wardrobes and radiator.

Bedroom Three:

2.23 x 2.10

With side facing UPVC double glazed window and radiator.

Bathroom:

1.91 x 2.32

With side facing UPVC double glazed window, panelled bath, low level WC, pedestal wash hand basin, part tiled walls and radiator.

Externally:

With gravelled areas to roadside and side, rear lawn and patio, single driveway leading to single detached garage.

Garage:

Single detached garage with storage in roof and up-and-over front door.

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

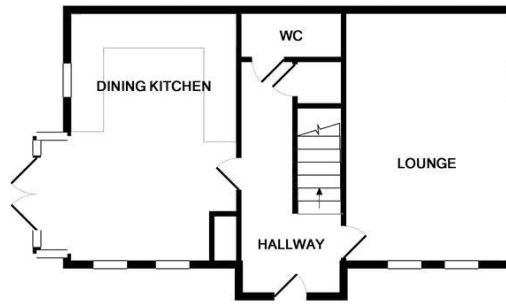
BROADBAND SPEED:

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/>

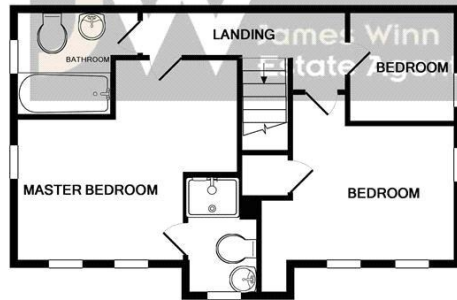
ELECTRIC CAR CHARGER: N/A

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
APPROX. FLOOR
AREA 443 SQ.FT.
(41.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 428 SQ.FT.
(39.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 872 SQ.FT. (81.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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For additional information and full photo gallery please visit

www.jameswinn.co.uk

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