



4 Bedrooms

James Winn are delighted to bring to the market this impressive and beautifully presented four-bedroom Victorian terraced home offering generous and versatile living accommodation, ideally located on the highly sought-after South Parade. Perfectly positioned within easy reach of the town centre, local amenities, and the railway station, the property combines elegant period features with the convenience of modern living.

Arranged over three floors, the home opens with a welcoming entrance hall that sets the tone for the spacious and characterful interior. The ground floor features a comfortable sitting room with large windows that allow natural light to flood the space, creating a warm and inviting atmosphere. Adjacent to this is a well-sized dining room, perfect for both everyday family meals and entertaining guests. The kitchen, situated at the rear of the property, is thoughtfully designed with ample storage and workspace, providing a practical and functional area for cooking and dining.

South Parade

Northallerton, DL7

Offers Over:

£390,000

EPC Rating: E



Location:

South Parade 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, 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, Middlesborough, Tees Valley and Leeds Bradford Airport.

Directions:

From our Northallerton office head South down the High Street proceeding straight over at the first roundabout and take the third exit at the next roundabout onto South Parade and follow the road along where No. 45 can be found on the right hand side.



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



The Accommodation Comprises Of:

First Floor

Entrance Porch:

1 x 0.75

Original wooden front door and flooring, radiator, leads to stairs/lounge/diner/kitchen.

Living Room:

4.91 x 3.34

Double-glazed sash walk-in bay window, feature fireplace with gas fire and marble hearth, carpet, radiator.

Dining Room:

4.91 x 3.63

Double-glazed window, feature fireplace with log burner, built-in storage, original wooden flooring, radiator.

Kitchen:

3.46 x 2.65

Double-glazed windows, full range of wall and base units, solid wood worktops, spotlights, extractor, walk-in larder, plumbing for washing machine, terracotta tile flooring and radiator.

Utility Room:

2.71 x 1.21

Double-glazed window, wooden door to rear garden, leads to w/c, units/breakfast bar, round sink and mixer tap, plumbing for dishwasher, tiled floor, radiator.

W/C:

1.21 x 0.97

Double-glazed window, toilet and basin, tile floor.

First Floor

Landing:

Entrance to stairs up to third floor, carpet.

Master Bedroom:

3.6 x 3.39

Double-glazed sash window, built-in storage, carpet, radiator.

Bedroom Two:

3.55 x 2.84

Double-glazed window, carpet, radiator.

Bedroom Three:

3.39 x 2.18

Double-glazed sash window, carpet, radiator.

Bathroom:

2.84 x 2.2

Double-glazed window, tiled walls, laminate flooring, panelled bath with shower overhead, shower cubicle, hand basin, toilet, extractor, spotlights, radiator.

Second Floor

Bedroom Four:

6.2 x 3.67

Double-glazed windows, eaves storage, spotlights, carpet, radiator.

External

Front:

Front garden, hedged to the front with mature borders and paved path.

Rear:

Paved and lawned rear garden, rear access to garage and gate to street at the rear.

Garage:

Single garage with window and up and over 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:

PARKING ARRANGEMENTS: On street parking - residents permits available.

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.



TOTAL FLOOR AREA : 1558 sq.ft. (144.7 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | | |
| 39-54 | E | 53 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