James Winn
Estate Agents

3 Bedrooms

James Winn Estate Agents are delighted to offer for sale this immaculate, 3 bedroomed semi-detached property, located in the very popular Romanby area of Northallerton. St James Drive, DL7 8XL a residential area just north of central Northallerton. St James Drive is within easy walking distance or a short drive (about **0.5 – 1 km to the town centre) from the bustling town centre.
Northallerton has many shops, bars, restaurants, GP practices / health centres, Northallerton railway station, Primary schools, Secondary school, retail, professional, and personal services.

Comprising entrance hall, open-plan living room and dining room, fully fitted kitchen, rear porch, newly fitted bathroom, 3 good sized bedrooms, landscaped gardens to front and rear. Ready to move in.

Early viewing is highly recommended

St James Drive

Northallerton, North Yorkshire, DL7

Asking Price:

£265,000

EPC Rating: TBC

| victoria.quarton@jameswinn.co.uk | **www.jameswinn.co.uk**
231 High Street, Northallerton, North Yorkshire, DL7 8LU

SITUATION:
St James Drive, DL7 8XL is a residential area in Northallerton, in the North Yorkshire region. The property falls within the Northallerton postcode and the street is in the Romanby area just north of central Northallerton. St James Drive is within easy walking distance or a short drive (about **0.5 – 1 km to the town centre):
Northallerton has many shops, bars, restaurants, GP practices / health centres, Northallerton railway station, Primary schools, Secondary school, retail, professional, and personal services.

DIRECTIONS:
From Northallerton Market Place / High Street, head north along High Street towards Zizzi / Barclays Bank, continue straight as High Street becomes Romanby Road, past Northallerton School & Sixth Form College on your left, turn right into St James Drive.

THE ACCOMMODATION COMPRISES

Entrance Hall:
Double-glazed entrance door, double-glazed window, radiator, carpet.

Living Room:
4.04 x 3.33
Double-glazed window, feature fireplace with inset electric fire, arch through to dining room, radiator, carpet.

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

Dining Room:
3.32 x 2.28
Double-glazed patio doors leading to rear garden, radiator, carpet.

Kitchen:
3.32 x 2.35
Double-glazed window and door to rear porch, full range of base and wall units, integrated washer, integrated fridge, integrated freezer, integrated slim-line dish washer, built-in electric oven, ceramic hob, extractor, electric plinth heater, single-bowl sink, vinyl flooring, fully tiled walls.

Rear Porch:
2.42 x 1.00
Double-glazed windows and door leading to rear garden, tiled flooring.

First Floor

Landing:
Double-glazed window, loft entrance, loft part boarded with light, boiler.

Bedroom 1:
4.16 x 2.70
Double-glazed window, radiator, carpet.

Bedroom 2:
3.40 x 2.73
Double-glazed window, built-in double sliding door wardrobes, radiator, carpet.

Bedroom 3:
2.93 x 1.98 (max)
Double-glazed window, built-in bulkhead storage cupboard, radiator, carpet.

Bathroom:
1.88 x 1.88
Double-glazed window, p-shaped bath with screen and bar shower, full range of vanity units, back to wall w/c, hand basin, fully panelled walls, vinyl flooring, electric mirror, chrome towel warmer, spotlights.

External

Front:
Large, patterned concrete for private parking.

Side:
Patterned concrete for private parking, gate to rear garden.

Rear:
Patterned concrete and gravelled for easy maintenance, garden shed.

Viewing is Strictly by Appointment Only.

MORTGAGE & FINANCIAL ADVICE:

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 advisor based. 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.

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

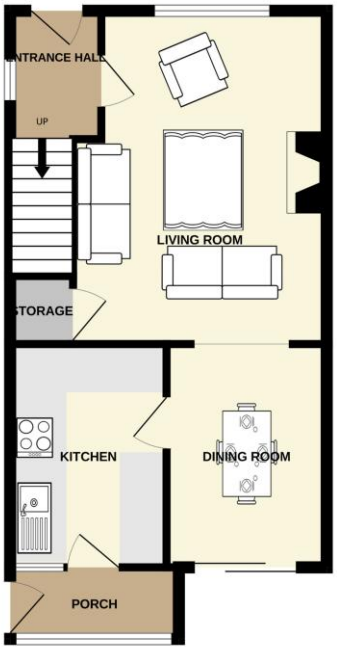
MOBILE PHONE SIGNAL: No known issues.

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.

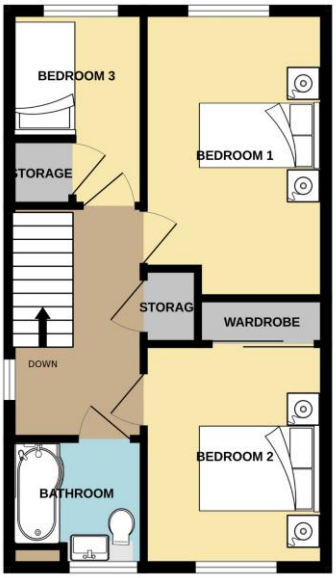
Tenure - Freehold

Viewing - By appointment through James Winn

GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 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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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

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