



3 Bedrooms

James Winn Estate Agents are delighted to offer for sale this well-presented three-bedroom semi-detached home, located on the well-established Bankhead Road in Northallerton.

The property offers well-proportioned accommodation throughout and has been maintained to a good standard by the current owners. The ground floor briefly comprises a welcoming entrance hallway, a spacious front-facing living room, and a separate dining room with patio doors opening into a bright conservatory, providing additional reception space with access to the rear garden. The fitted kitchen includes a range of wall and base units with work surfaces, tiled splashbacks, and rear access.

## Bankhead Road

Northallerton,  
North Yorks,  
DL6

Asking Price:

**£215,000**

EPC Rating: TBC



**SITUATION:**

The property is situated on Bankhead Road, a well-regarded residential area on the outskirts of Northallerton. It enjoys a convenient location with easy access to the town centre, local shops, schools and amenities, as well as excellent transport links including Northallerton railway station and the A1(M), making it ideal for commuters. The surrounding area offers a pleasant balance of town convenience and nearby countryside.

**DIRECTIONS:**

Head south along High Street from James Winn estate agent toward the town centre. Turn right onto Market Place and follow signs toward Darlington Road/A167. Continue along Darlington Road heading south-east out of the centre. At the roundabout with Ashlands Road / Bankhead Road, take the exit onto Bankhead Road. Continue along Bankhead Road; 183 will be on your right-hand side

**THE ACCOMMODATION COMPRISES**

**Entrance Hall:**

**4.1 x 1.8**

UPVC double-glazed Door, Staircase rising to the first floor, Carpet Flooring, Under-stairs storage.



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**Living Room:****7.9 x 2.8**

Double-Glazed Windows, Front-Facing Living Room, Radiator, Carpet Flooring, Neutral decor, Open plan to Diner.

**Dining Room:****4.8 x 2.1**

Feature Lighting, Radiator heating, Carpet flooring, Spacious open-plan Living room/Dining, Access to Conservatory.

**Kitchen:****3.5 x 2.1**

Double-Glazed window, Fitted kitchen with wall and base units, Tiled Flooring, Work surfaces with tiled splashbacks, space for appliances, extractor, electric oven/hob.

**Conservatory:**

Bright Rear-Facing conservatory, Tiled Flooring, Double-Glazed windows, Radiator.

**First floor****Landing:**

Double-Glazed Window, Carpet Flooring, Loft Entrance.

**Bedroom 1:****3.9 x 3.0**

Double-Glazed window, Radiator, Carpet Flooring.

**Bedroom 2:****3.5 x 2.8**

Double-Glazed window, Radiator, Carpet Flooring

**Bedroom 3:****3.0 x 1.9**

Double-Glazed window, Radiator, Carpet Flooring,

**Bathroom:****1.8 x 2.2**

Double-Glazed window, Wall Mounted Electric shower, Low level W/C, Pedestal wash hand basin, Tiled Walls, Tiled Flooring,

**External****Front:**

Well-Presented front Garden, Established flower borders and shrubs, paved pathway leading to the front entrance and the back.

**Side:**

Paved side pathway, secure gated side access to rear garden, Low brick wall and timber fencing to boundaries, useful access with gate leading to rear garden.

**Rear:**

Enclosed rear garden, paved patio area, Timber fencing to boundaries, plant and flower borders.

**Garage and off street parking:**

There is a garage to the rear of the property and off street parking.



## **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:** No

**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.

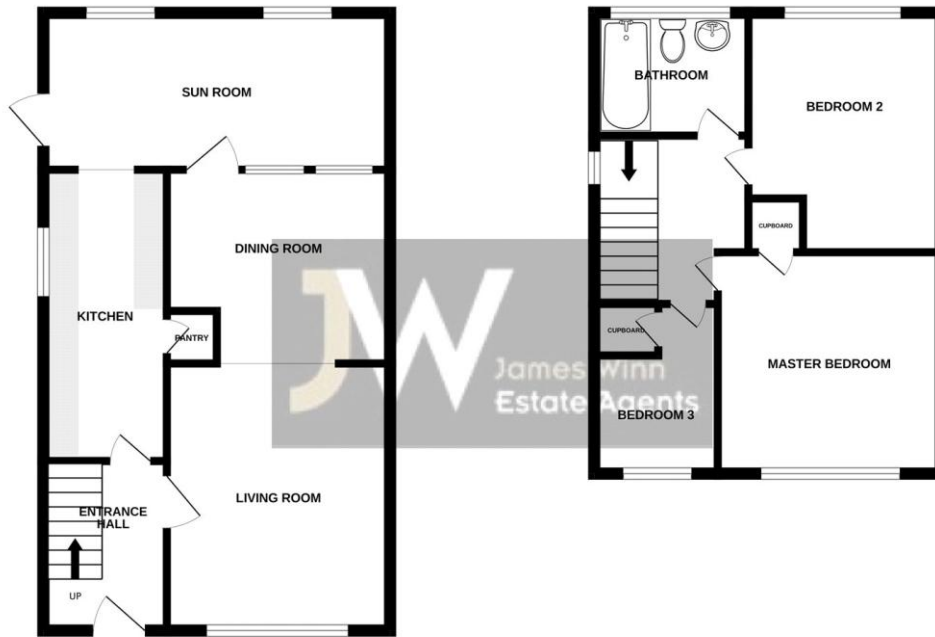
The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

**Tenure** – Freehold

**Viewing** - By appointment through James Winn

GROUND FLOOR  
496 sq.ft. (46.1 sq.m.) approx.

1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 866 sq.ft. (80.5 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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For additional information and full photo gallery please visit

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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