



3 Bedrooms

James Winn is delighted to offer this well-presented three-bedroom family home for sale, situated in the sought-after residential area of Bullamoor Close, Northallerton.

This attractive property offers spacious and versatile accommodation, ideal for first-time buyers, families, or those looking to downsize within a convenient and established location.

Bullamoor Close

Northallerton,
North Yorkshire,
DL61HE

Asking Price:

£200,000

EPC Rating: C



SITUATION:

Bullamoor Close is pleasantly situated within a quiet residential cul-de-sac on the northern side of Northallerton. The property lies within easy reach of the town centre, which offers a wide range of amenities including supermarkets, independent shops, cafés, restaurants and leisure facilities. Well-regarded primary and secondary schools are also close by, making the location ideal for families. Northallerton benefits from excellent transport links, with its mainline railway station providing direct services to York, Leeds and London, and convenient access to the A19 and A1(M) for commuters. Nearby green spaces such as Bullamoor Park provide pleasant recreational areas within walking distance.

DIRECTIONS:

Entering Northallerton from the A19 via the A684, proceed towards the town centre. At the roundabout near County Hall, take the exit onto Bullamoor Road and continue north. From Northallerton town centre, head north along the High Street which becomes Bullamoor Road. Continue along Bullamoor Road before turning into Bullamoor Close. Follow the road round into the cul-de-sac where the property is located.

THE ACCOMMODATION COMPRISES

Porch/Sunroom

1.91 x 1.42

UPVC Double-Glazed Door, Double-Glazed Windows, exposed wall brick feature, Carpet.



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

**Lounge/bedroom:****3.26 x 3.26**

Double-Glazed window, freestanding fireplace, Radiator, Carpet.

Kitchen/diner:**6.58 x 3.83**

Double-Glazed window, patio doors, Spacious open-plan kitchen/diner, Contemporary fitted kitchen with a comprehensive range of wall and base units, Granite-effect laminate worktops, Breakfast bar/peninsula seating area, integrated electric oven, extractor hood, space for fridge, splashbacks throughout, Recessed ceiling spotlights, feature brick-effect wall, wood effect flooring.

Rear of Property**1.61 x 1.22**

UPVC Double-Glazed Back Door leading to rear garden, Double-Glazed Windows, Tiled effect flooring.

Utility Room:**3.83 x 1.45**

Double-Glazed window, Fitted with a range of wall and base units providing additional storage, Complementary work surface with inset stainless steel sink and drainer, Space for plumbing for washing machine and tumble dryer, Additional appliance space beneath worktop, Tiled flooring effect.

First Floor**Landing:**

Providing access to all bedrooms and bathroom, built in storage cupboard, Carpet.

Bedroom 1:**3.32 x 3.81**

Double-Glazed window, Radiator, Carpet.

Bedroom 2:**2.41 x 3.52**

Double-Glazed window, Radiator, Carpet.

Bedroom 3:**2.21 x 2.21**

Double-Glazed Window, Radiator, Carpet.

Bathroom:**1.71 x 1.71**

Double-Glazed window, Panelled bath with shower screen, Rainfall shower head, Contemporary wash hand basin set within vanity storage unit, Low level WC, Panelled splashback walls, Heated chrome towel radiator, Illuminated wall-mounted mirror, wood-effect flooring,

External**Rear:**

Timber decking area, secure fenced boundaries, Artificial lawn section.

Front:

Timber boundary fencing, Paving slabs.



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

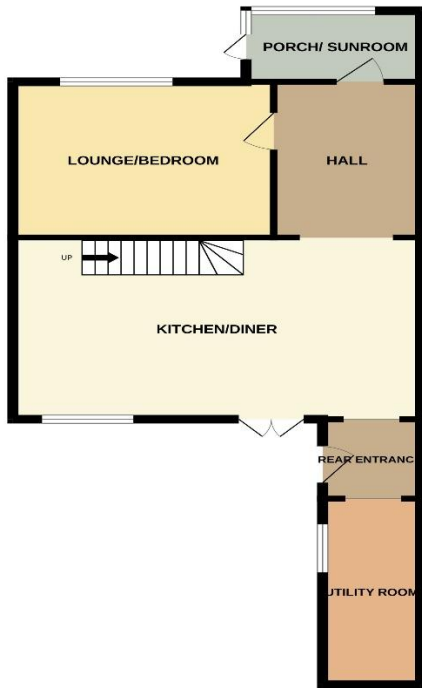
MOBILE PHONE SIGNAL: No known issues.

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.

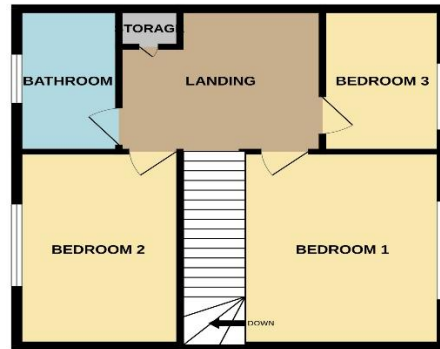
Tenure - Freehold

Viewing - By appointment through James Winn

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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