



3 Bedrooms

James Winn are proud to bring to market this immaculately presented three-bedroom semi-detached home, the property is presented to a high standard and benefits from attractive gardens and a recently converted garage. The property forms part of the Kings Park development, conveniently positioned a short distance from Northallerton High Street and its range of amenities.

Runnymede Way

Northallerton,
North Yorkshire,
DL6

Asking Price:

£260,000

EPC Rating: B



Situation:

Runnymede Way is a modern residential development situated on the outskirts of the popular North Yorkshire market town of Northallerton. The area is well placed for access to the town centre, which offers a wide range of amenities including supermarkets, independent shops, cafés, restaurants and well-known retailers such as Marks & Spencer Food Hall and Barker’s Department Store. The town also hosts a twice-weekly market and monthly farmers market.

Northallerton provides a good range of local services including primary and secondary schooling, a hospital, leisure facilities and a library. It is well connected by road and rail, with Northallerton railway station offering direct services to York, Leeds and London, while the A19 and A1(M) provide convenient access to the wider region.

Directions:

From Northallerton High Street head north over the level crossing and straight over at the mini roundabout. Passing the petrol station turn right at the next roundabout take the first exit onto Kings Park and your first left then straight onto Runnymede Way.



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



Accommodation Consists of

Entrance Hall:

With front facing wooden door, a radiator and light fitting.

Converted Garage:

The garage has been converted into two separate areas, comprising an entrance area with cupboard storage and a home office with shelving and a light fitting.

There is still use of garage space behind the garage door.



Living Room:

16'2" x 12'1" (4.93m x 3.68m)

With front facing UPVC window, radiator and light fitting.

Kitchen/Dining Area:

18'9" x 8'4" (5.72m x 2.54m)

With rear facing double glazed windows and double doors to the rear garden, fitted kitchen consisting of base, wall and drawer units, stainless steel inset sink and mixer tap, built in oven, induction hob, extractor hood and radiator.

W/C



First Floor Landing

Bedroom One:

14'3" x 9'10" (4.34m x 3m)

Two sets of double glazed windows, door leading to ensuite, radiator and light fitting.

Ensuite:

16'11" x 4'3" (5.16m x 1.3m)

White suite, walk in shower, part tiled, double glazed window and radiator.

Bedroom Two:

11'1" x 8'9" (3.38m x 2.67m)

Double Glazed window, radiator and light fitting.

Bedroom Three:

9'10" x 7'10" (3m x 2.4m)

Double Glazed window, radiator and light fitting.

Main House Bathroom:

8'8" x 5'7" (2.64m x 1.7m)

White suite, part tiled, double glazed window, radiator and light fitting.

Front: Parking spaces for two cars, small grass space and entrance to garage

Rear Garden: Secure garden to the rear which is mainly laid to lawn and with raised decking area and patio.





Mortgage and 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 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/>

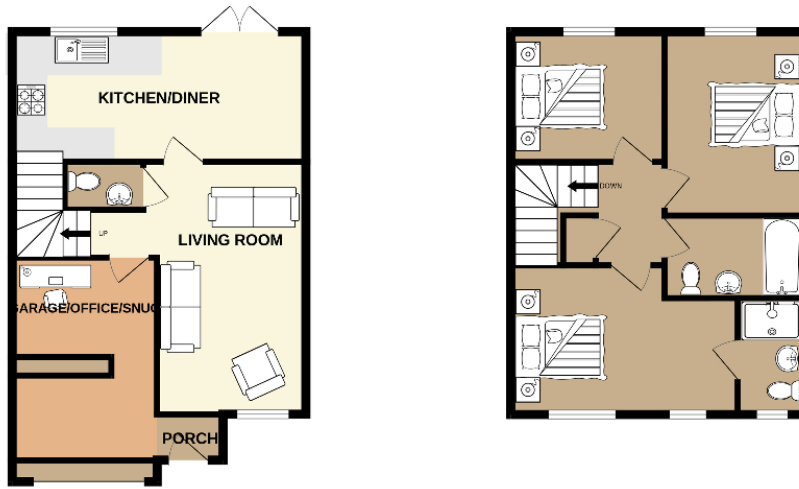
ELECTRIC CAR CHARGER: N/A

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



TOTAL FLOOR AREA - 973 sq ft (90.4 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 the responsibility lies with the buyer in respect of any omissions or mis-statements. 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.
 Made with Microsoft Office

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	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