



James Winn is delighted to offer for sale this beautiful and characterful period terraced home, seamlessly blending original features with stylish modern living, and benefitting from a landscaped rear garden, detached garden studio and off-street parking.

This exceptional home has been thoughtfully improved by the current owner, retaining its charm while incorporating high-quality contemporary finishes throughout.

Upon entering, a welcoming hallway immediately showcases the property's character, including restored original flooring and exposed brick detailing. The cosy yet elegant living room features a striking original exposed brick chimney breast and fireplace, creating a warm focal point, complemented by tasteful décor and quality flooring.

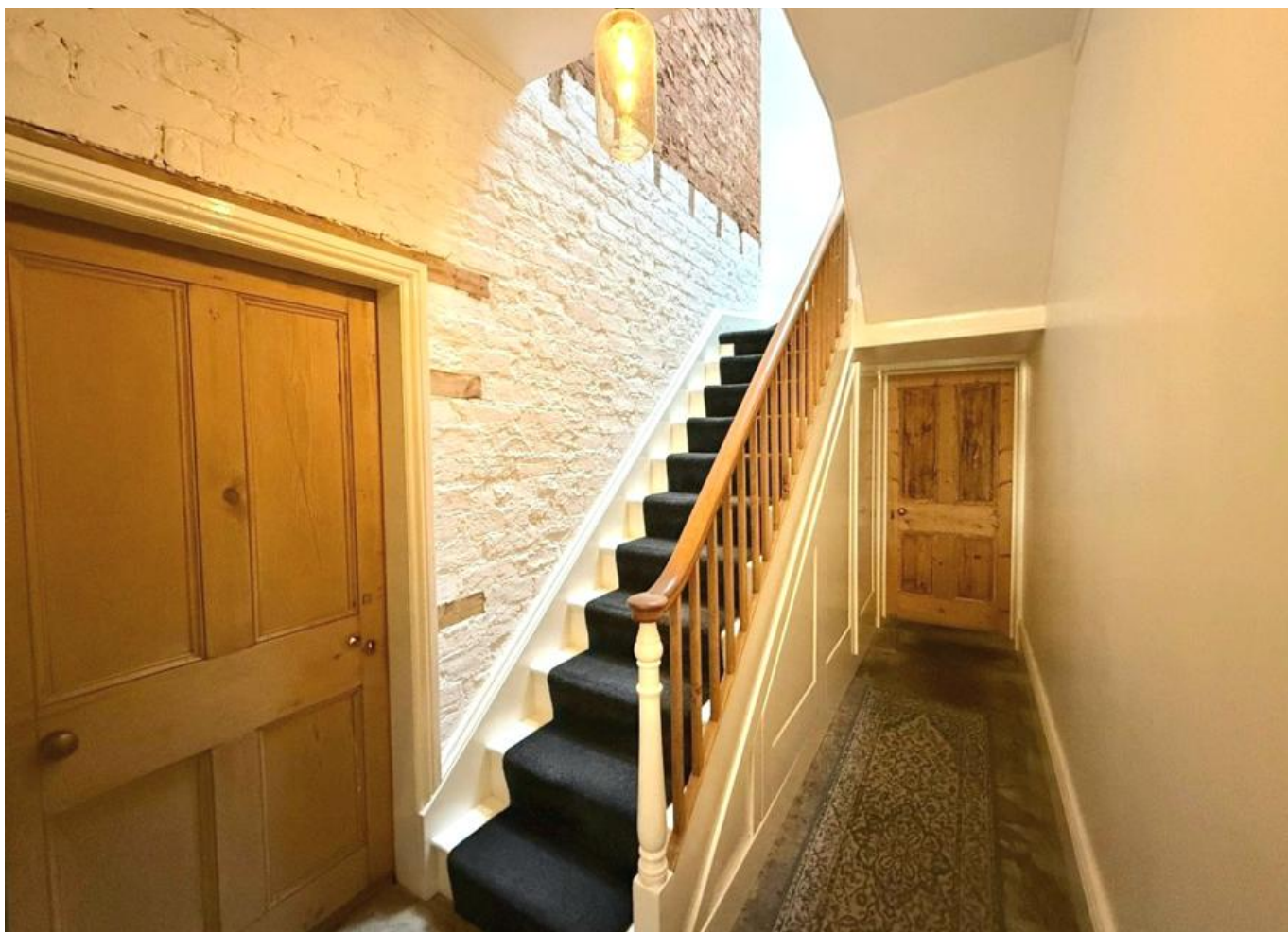
South Parade

Northallerton, North Yorkshire, DL7

Asking Price:

£475,000

EPC Rating: TBC



SITUATION:

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 Northeast, both offering easy access to Leeds, York, Middlesbrough, 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 the property will be found on the right-hand side.



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



THE ACCOMMODATION COMPRISES

Entrance Porch:

1.17 x 1.14

Secure main front door with glazed transom window allowing for natural light, Enclosed Entrance Porch with original-style flooring reinstated to reflect the property period character, Decorative ceiling light fitting enhancing the welcoming feel, Original wooden door leading to main hallway.

Entrance Hallway:

7.19 x 1.14

Beautifully Restored Original Stone flooring, sympathetically reinstated to reflect the home's period heritage, Exposed brick archway adding charm and architectural interest, elegant staircase with dark carpet runner and traditional balustrade, Feature column radiator with solid timber shelf over, Pendant Lighting, Storage understairs slide cupboards.

Living Room:

4.00 x 3.66

Double-Glazed Window, Fitted Plantation shutters to the bay window, Bespoke fitted shelving and storage cabinetry, High Ceiling with decorative ceiling rose and statement chandelier, Column-style radiator in keeping with the property's character, Stunning exposed original brick chimney breast with a Log burner, Solid Wood herringbone flooring.



Kitchen:

5.21 x 4.93

Bi-folding doors opening directly onto the rear garden, Stunning extended open-plan kitchen, Dining and living space forming the heart of of the home, Contemporary shaker-style cabinetry with solid wood worktops, Large central island with Belfast-style sink and mixer tap, Integrated dishwasher and integrated washing machine, Smeg style cooker with stainless steel extractor over, Feature industrial-style pendant lighting over island, Striking skylight roof lantern flooding the space with natural light, underfloor heating, Porcelain/stone tiled flooring, Ample storage with deep drawers and base units, Open shelving and feature splashback adding character.



Dining Room:

4.08 x 2.98

Striking exposed original brick chimney breast, retained from the property's original build, Contemporary wood effect flooring, Traditional internal timber door, Radiator.



first Floor

Landing Hall

Bedroom 1:

5.08 x 3.96

Double-Glazed Window, Ample room for freestanding wardrobes and additional furniture, modern electrical sockets with integrated USB charging ports, Traditional timber door, Feature accent wall, two front-facing sash-style window allowing for plenty of natural light, beautiful timber floorboards, Radiator.

Bedroom 2:

4.12 x 3.40

Double-Glazed window, Timber internal door, Soft-touch carpet, Radiator.

Bedroom 3:

2.87 x 1.51

Double-glazed window, Radiator, Carpet

Bathroom:

3.41 x 2.48

Double-Glazed window, Beautiful appointed bathroom finished to a high standard, Freestanding roll-top bath with traditional chrome fittings, Underfloor heating, Overhead rainfall shower with curtain rail, Tiled wall combining contemporary metro tiles, Vanity, unit with inset wash hand basin and storage below, Low-level WC, heated rail, skylight window, Herringbone-style flooring.

External

Front:

Attractive period terraced home with traditional red brick facade, Mature hedge boundary providing privacy, paved pathway leading to the entrance.

Rear:

Beautifully landscaped and enclosed rear garden, Paved patio, seating area directly accessed via bi-folds door, lawn section, feature external lighting creating a lovely evening setting, Gated rear access, Off-street parking to the rear.

Detached Garden studio:

2.12 x 2.68

Contemporary purpose build garden studio to the rear garden, Fully Insulated and finished with timber panelling, power and lighting installed, Sliding door storage area.

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:

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

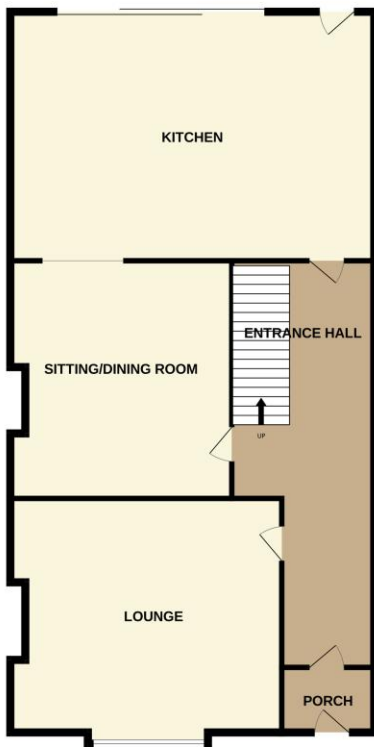
MOBILE PHONE SIGNAL: No known issues.

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



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