



3 Bedrooms

**** CHAIN FREE ****

This spacious three-bedroom terraced property is offered to the market with no onward chain and is ideally situated within close proximity to local schools and Northallerton High Street. The property benefits from a garden to the front and a courtyard-style garden to the rear.

The accommodation briefly comprises an entrance porch leading into the living room and kitchen/dining room, there is the added benefit of a utility room, along with two storage cupboards, one of which is located under the stairs.

To the first floor, there are three bedrooms, all featuring walk-in storage/wardrobes, along with a house bathroom.

**10 Bankhead Close,
Northallerton,
North Yorkshire,
England,
DL6 1HH**

Asking Price:

£160,000

EPC Rating: C



**** CHAIN FREE ****

The property would make an ideal purchase for first-time buyers or buy-to-let investors. While it would benefit from some cosmetic updating and a personal touch, the home is perfectly suitable to move straight into, offering an excellent opportunity to modernise over time.

Situation Bankhead Close is a small residential cul-de-sac located to the south of Northallerton town centre. The property is conveniently situated within easy reach of a range of local amenities including shops, supermarkets, schools, leisure facilities and healthcare services within the town. Northallerton High Street, with its variety of independent retailers, restaurants and a twice-weekly market, is a short distance away. The area benefits from good transport connections with regular bus services nearby and Northallerton railway station approximately 1 mile away, providing links along the East Coast Main Line. The property also offers convenient access to the A19 and A1(M), making it well placed for travel across North Yorkshire and the wider region.

Directions Directions - From our Northallerton office head South down the High Street turning left at the first roundabout onto Friarage Street, continue straight over the next two roundabouts onto Bullamoor Road. After about 400 yards turn right onto Ashlands Road, proceed straight on onto Bankhead Road and follow the road round for about 200 yards taking a right turning onto Bankhead Close.



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



Accommodation Consists of

Entrance Hall With a double glazed UPVC entrance door, a double-glazed window to front and laminate flooring.

There are two shelves and then entrance door to lounge.

Lounge 17'8" x 11'6" (5.38m x 3.5m). With a double-glazed window to front, a radiator and two ceiling lights.

Dining Area With a double-glazed window to rear, a radiator, spotlights and door leading to utility room.



Fitted Kitchen 17'7" x 12'7" (5.36m x 3.84m).

With a double-glazed window to rear, spotlights, matching fitted units with worktops over and tiled splashbacks, a matching breakfast bar, one and a half bowl single drainer sink unit, electric oven, hob and extractor hood over, space for a fridge freezer, space and plumbing for washing machine. A separate built-in storage cupboard and additional understairs storage.

Utility Room 6' x 5'5" (1.83m x 1.65m). With a double-glazed door opening onto the rear garden, wall mounted work ledge and radiator.



First Floor Landing With an airing cupboard, a linen cupboard and access to the roof space.

Bedroom One 12' x 9'11" (3.66m x 3.02m).

With a double-glazed window to front, a radiator and a fitted cupboard.

Bedroom Two 11'5" x 9'5" (3.48m x 2.87m).

With a double-glazed window to rear, a radiator and a fitted cupboard.

Bedroom Three 8' x 7'4" (2.44m x 2.24m).

With a double-glazed window to front, a radiator and a fitted cupboard.



House Bathroom A part tiled bathroom with a double-glazed window to rear, a modern white suite comprises: Panelled bath with mixer shower over, a wash hand basin and low flush W.C.

Front Garden The front garden is gravelled and paved for ease of maintenance with a boundary hedge.

Rear Garden An enclosed rear yard with brick-built storage, fenced with rear gate for access.

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: Parking to the rear of the property on the street.

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.

Council Tax Band - B

Tenure - Freehold

Viewing - By appointment through James Winn

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 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