



3 Bedrooms

James Winn is delighted to offer this well-presented three-bedroom semi-detached home for sale, situated on Linden Road in Northallerton, within a popular and established residential area.

The property offers spacious and well-proportioned accommodation throughout, making it an ideal purchase for first-time buyers, families or investors alike.

Internally, the property briefly comprises: an entrance hallway leading into a generous lounge/diner, providing ample space for both living and dining furniture, with a large front-facing window allowing plenty of natural light. To the rear is a fitted kitchen offering a range of wall and base units, work preparation surfaces and space for white goods, with access into the conservatory overlooking the rear garden.

Linden Road

Northallerton,
DL6 1HX

Asking Price:

£230,000

EPC Rating: C



SITUATION:

Linden Road is situated within a well-established and popular residential area of Northallerton, offering convenient access to the town centre and a range of local amenities. The property is ideally positioned for everyday convenience, being within easy reach of supermarkets, independent shops, cafes and restaurants along the High Street.

Northallerton benefits from well-regarded primary and secondary schooling, leisure facilities and excellent transport links, including a mainline railway station providing direct services to York, Leeds and London, as well as easy access to the A19 and A1(M) for commuters. The location makes this an attractive setting for families, professionals and downsizers alike.

DIRECTIONS:

From Northallerton town centre, proceed south along the High Street towards the roundabout and take the second exit onto Boroughbridge Road (A167). Continue along Boroughbridge Road and turn left onto Linden Road. Follow the road where the property will be located on the right-hand side.

THE ACCOMMODATION COMPRISES

Entrance Hall:

Double glazed entrance door to front and a double-glazed window to side.



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

**Living Room:****7.09 x 3.91**

Double glazed window to front, double glazed French doors to rear and two radiators.

Kitchen:**4.67 x 2.39**

Double glazed windows to rear, a double-glazed door to rear, a range of matching fitted units with worktops over and tiled splashbacks, space for an electric cooker and a fridge freezer.

Study:**3.23 x 3.18**

Double glazed windows to front and side and a radiator.

Rear Porch:**2.01 x 1.80**

Double glazed window and door to rear.

Conservatory:**2.95 x 2.54**

Double glazed windows to side and rear and double-glazed French doors to rear.

First Floor**Landing:**

With a storage cupboard.

Bedroom 1:**3.91 x 2.51**

Double glazed window to rear and a radiator.

Bedroom 2:**3.96 x 3.12**

Double glazed window to front and a radiator.

Bedroom 3:**3.18 x 2.21**

Double glazed window to front and a radiator.

Bathroom:

Double glazed window to rear, a panelled bath with a shower over, a pedestal wash hand basin and a radiator.

Separate W.C:

Double glazed window to rear and a low flush W.C.

External**Front:**

Laid to lawn, paved driveway provides off street parking.

Rear:

An enclosed rear garden mostly laid to lawn with a paved patio area and a garden shed.



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/>

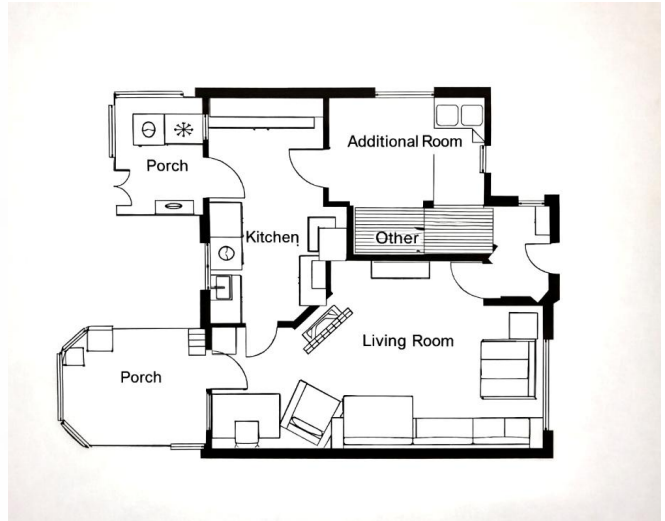
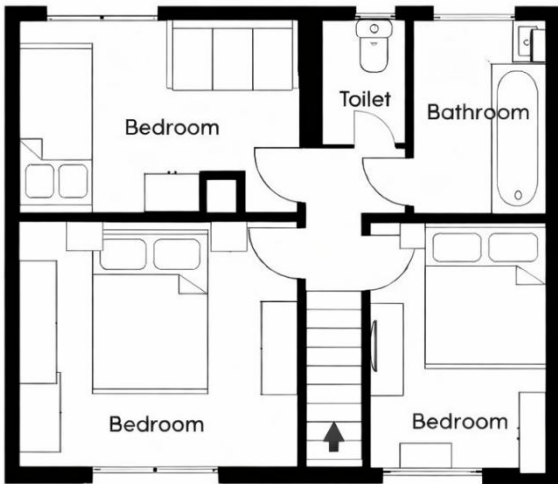
ELECTRIC CAR CHARGER: N/A

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



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