



3 Bedrooms

James Winn is delighted to offer for sale this beautifully presented three-bedroom semi-detached home, situated in a sought-after residential area of Yafforth, Northallerton.

The property offers well-proportioned and versatile accommodation throughout and has been finished to a high standard by the current

## Lodge Cottage

Yafforth,  
Northallerton,  
DL7

Asking Price:

**£400,000**

EPC Rating: TBC



### **SITUATION:**

The property is situated in the popular and well-connected area of Northallerton, within easy reach of the town centre which offers a wide range of local amenities including shops, cafés, restaurants, and leisure facilities. Northallerton benefits from excellent transport links with a mainline railway station providing direct services to York, Leeds, and London, as well as convenient access to the A19 and A1(M) for commuting further afield. The surrounding area also offers beautiful countryside walks and access to the nearby North York Moors and Yorkshire Dales, making it ideal for both commuters and those seeking a balance between town and rural living.

### **DIRECTIONS:**

From Northallerton town centre, proceed south on the A167 (South Parade) and continue out of the town. At the roundabout, take the appropriate exit towards the A684 and continue following signs for the surrounding villages. Continue along this route before turning off towards the locality of Lodge Cottage. The property can then be found within the DL7 0LJ postcode area, with access clearly identified.



For additional information and full photo gallery please visit [www.jameswinn.co.uk](http://www.jameswinn.co.uk)



## THE ACCOMMODATION COMPRISES

### Entrance:

Modern Composite front door with glazed inserts, Radiator, Tiled Flooring.

### Dining Room: 3.63 x 3.08

Double-Glazed window, Spacious dining area ideal for entertaining, Decorative panelling, Radiator, Tiled flooring throughout, Double doors leading to a study room, Archway opening leading to Kitchen.

### Study room:

Double-Glazed window, Radiator, Skylight, Carpet

### Open plan Kitchen: 3.66 x 4.85

Modern fitted kitchen with a range of wall and base units, central island/breakfast bar with inset sink, integrated appliances, space for additional appliances, skylights providing excellent natural light, Radiator bi-fold doors opening to rear garden, recessed spot lighting, Tiled flooring throughout, Open-plan layout with seating area.

### Lounge: 4.02 x 4.07

Double-Glazed window, Log burner, Wall panelling feature, Radiator, Wood effect flooring.

### Utility Room: 2.38 x 1.79

Fitted base and wall units providing ample storage, worktop space with inset sink, space and plumbing for washing machine and tumble dryer, additional space for appliances, under cabinet lighting, Tiled flooring, external door providing access to the rear.

### W.C: 1.80 x 1.13

Two-piece suite comprising low level WC and wash hand basin, vanity unit providing storage, tiled walls, skylight, Heated towel rail, tiled flooring.

### First Floor

#### Landing Hall:

Double-Glazed window, Spacious landing providing access to all bedrooms, glass balustrade with wooden handrail, radiator, carpet flooring.

#### Bedroom 1: 4.04 x 3.08

Double-Glazed window, Radiator, Carpet flooring

#### Bedroom 2: 3.10 x 3.04

Double-Glazed window, Radiator, Carpet flooring.

#### Bedroom 3: 3.08 x 2.14

Double-Glazed window, Radiator, Wood effect flooring.

### Bathroom:

#### 3.22 x 2.01

Double-Glazed window, Contemporary four-piece suite, walk in shower with glass screen, freestanding bath with floor-mounted tap, low level WC, vanity unit with inset wash hand basin and storage, full tiled walls and flooring, heated towel rail.

### Front:

Generous driveway providing ample off-street parking, paved pathway leading to front entrance, mature shrubs and planting, access to side of property

### Rear:

Generous rear garden, predominantly laid to lawn, Tiered garden with feature stone retaining walls, Patio seating area, Mature trees, shrubs and planting, Enclosed boundaries providing privacy, Ideal for outdoor entertaining, Well-maintained throughout



## **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.

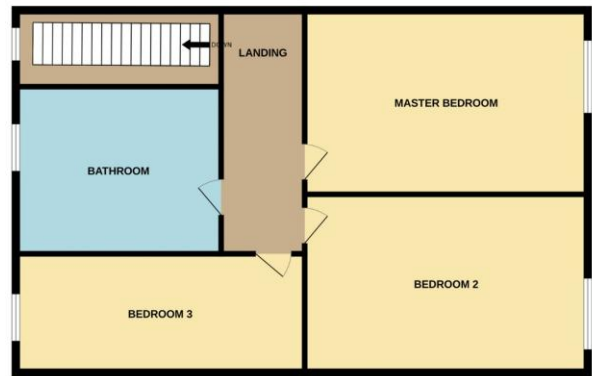
**Tenure** - Freehold

**Viewing** - By appointment through James Winn

GROUND FLOOR



1ST FLOOR



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 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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