



James Winn is delighted to offer this beautifully presented three-bedroom semi-detached home, ideally situated on the popular Bullamoor Road in Northallerton.

This well-maintained property offers spacious and versatile living accommodation, making it an ideal purchase for first-time buyers, families, or those looking to downsize. Upon entering, you are welcomed by a bright and inviting entrance hall leading through to a generously proportioned lounge, complete with feature fireplace and French doors opening out to the rear garden—creating a perfect space for both relaxing and entertaining.

Bullamoor Road

Northallerton,
North Yorkshire,
DL6 1JS

Asking Price:

£195,000

EPC Rating: To be
confirmed



SITUATION:

Situated on the well-established and sought-after Bullamoor Road in the popular market town of Northallerton, this property enjoys a convenient residential setting within easy reach of the town centre and a wide range of local amenities. The bustling High Street offers an excellent selection of independent shops, cafés, restaurants, supermarkets and well-known retailers, along with a twice-weekly market and regular farmers' markets.

The area is particularly well suited to families and commuters alike, benefitting from access to highly regarded primary and secondary schools, leisure facilities, healthcare services and a local hospital. Northallerton railway station lies within close proximity, providing direct links along the East Coast Main Line to major destinations including London, York, Leeds and Edinburgh.

DIRECTIONS:

From our Northallerton office, proceed north along the High Street and continue straight onto Romanby Road. At the roundabout, take the second exit onto Bullamoor Road (A684). Continue along Bullamoor Road for approximately half a mile, passing local amenities and residential properties, where the property can be found on the right-hand side, clearly identified by our for-sale board.

THE ACCOMMODATION COMPRISES



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



Entrance Hall:

Welcoming entrance hall, UPVC front door with decorative glazed panels, radiator, wood effect flooring,

Living Room:

5.35 x 3.51

Double-Glazed window, Patio double doors leading to the rear garden, radiator, carpet flooring.

Kitchen/Diner:

5.37 x 2.69

Spacious kitchen/diner with ample room for dining table, range of fitted wall and base units with traditional wood finish, integrated oven with electric hob, space for freestanding appliances, tiled splashbacks, recessed ceiling spotlights, access to rear garden and WC, tile effect flooring, radiator.

WC:

1.20 x 1.52

low-level WC, wash hand basin, carpet flooring.

Landing:

Leading to bedrooms and bathroom, carpet flooring.

Bedroom 1:

3.55 x 3.17

Double-Glazed window, Radiator, Carpet flooring, fitted mirrored wardrobe, Loft entrance.



Bedroom 2:

2.73 x 3.65

Double-Glazed window, Radiator, fitted mirrored wardrobe, carpet flooring.



Bedroom 3:

2.66 x 2.20

Double-Glazed window, Radiator, carpet flooring.

Bathroom:

1.59 x 1.88

Corner shower enclosure with glass sliding doors, contemporary wall-mounted shower with tiled surround, low-level WC and pedestal wash hand basin, wall tiling with natural stone effect finish, heated chrome towel radiator.

External

Front:

Attractive end-terrace property with appealing kerb appeal, enclosed front garden, decorative gravelled areas with paved pathways and seating area, side access leading to rear garden, on-street parking available nearby.

Rear:

Enclosed rear garden offering a good degree of privacy, ideal space for outdoor seating and entertaining, useful external storage, combination of patio and gravelled sections for versatility.



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

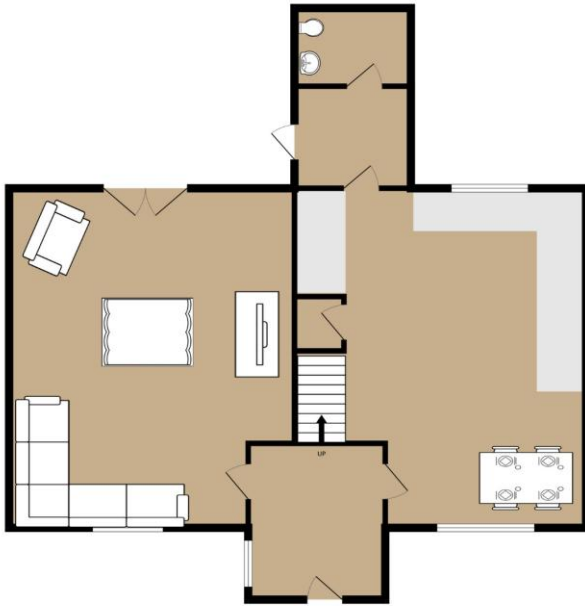
MOBILE PHONE SIGNAL: No known issues.

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.

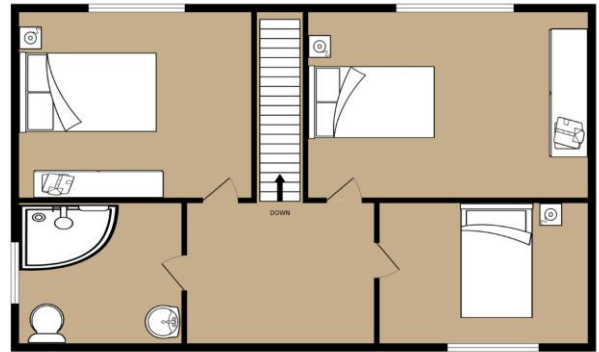
Tenure - Freehold

Viewing - By appointment through James Winn

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.
Made with Metropix ©2025

For additional information and full photo gallery please visit

www.jameswinn.co.uk

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