



3 Bedrooms

James Winn is delighted to offer this well-presented home for sale, providing modern and versatile accommodation ideally suited to a range of buyers.

The ground floor comprises a generous living room, a useful cloakroom/WC, and an attractive kitchen diner offering ample worktop and dining space, perfectly designed for both everyday family living and entertaining guests.

Chaffinch Drive

Aiskew,
Bedale,
DL8

Asking Price:

£240,000

EPC Rating: B



SITUATION:

Chaffinch Drive is situated within a modern and well-regarded residential development in Northallerton, approximately one mile from the town centre. The property enjoys a pleasant position within a quiet cul-de-sac setting, ideal for families and professionals alike.

Northallerton is a highly sought-after North Yorkshire market town offering an excellent range of amenities including independent shops, high street retailers, supermarkets, cafés, restaurants and leisure facilities. Well-regarded primary and secondary schooling is available nearby.

The property is conveniently located for transport links, with Northallerton railway station providing direct services to York, Leeds and London Kings Cross. The A19 and A1(M) are also easily accessible, offering excellent road connections to Teesside, Darlington and further afield.

The surrounding area offers beautiful countryside walks and access to the North York Moors and Yorkshire Dales, making this an ideal location for those seeking both convenience and lifestyle.

DIRECTIONS:

Start on High Street from our James Winn estate agents, head south along the High Street.
 At the roundabout, go straight ahead.
 At the next roundabout, take the exit toward A684 (Bedale / Leyburn).
 Follow the A684 westbound toward Bedale (this is the main road linking the towns).
 Continue for several miles, passing through/open countryside.
 As you approach Bedale / Aiskew, turn left toward Aiskew / Leeming Bar.
 Enter the residential area and follow local roads to Chaffinch Drive.



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



THE ACCOMMODATION COMPRISES

Entrance Hall:

2.01 x 1.76

Double-Glazed UPVC entrance door, Radiator, Wood effect flooring.

Living Room:

4.19 x 3.98

Double-Glazed window, Wood effect flooring, Radiator

Kitchen/diner:

4.44 x 4.45

Benefitting from a range of wall and base units, with integrated oven and hob, stainless steel sink and space for other white goods. The Kitchen/Diner also features large storage cupboard, UPVC double glazed window, UPVC double glazed French doors and radiator.

WC:

Comprising of toilet, wash basin, radiator and extractor fan

First Floor

Landing

Bedroom 1:

3.97 x 3.38

Double-glazed window and radiator, with access to En-Suite Shower Room.

Ensuite Bathroom:

1.62 x 1.76

Double- glazed window Accessed via Bedroom 1, comprising of shower, wash basin, toilet, radiator and extractor.

Bedroom 2:

3.52 x 2.86

Double glazed window, Carpet and radiator.

Bedroom 3:

3.88 x 2.15

Double glazed window, Carpet and radiator.

Bathroom:

2.14 x 1.89

Comprising of wash basin, toilet, bath with shower, radiator and extractor fan.

External

Front:

The property boasts off-street parking to the front

Rear:

Private rear garden, Laid to lawn, paved patio directly accessed via French doors, side access gate.



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/>

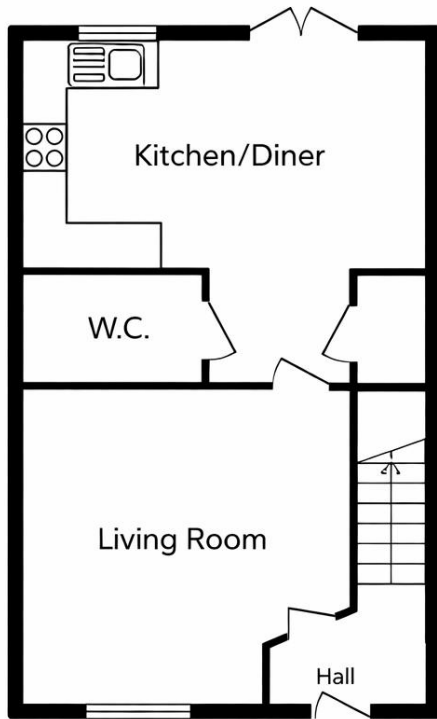
ELECTRIC CAR CHARGER: N/A

MOBILE PHONE SIGNAL: No known issues.

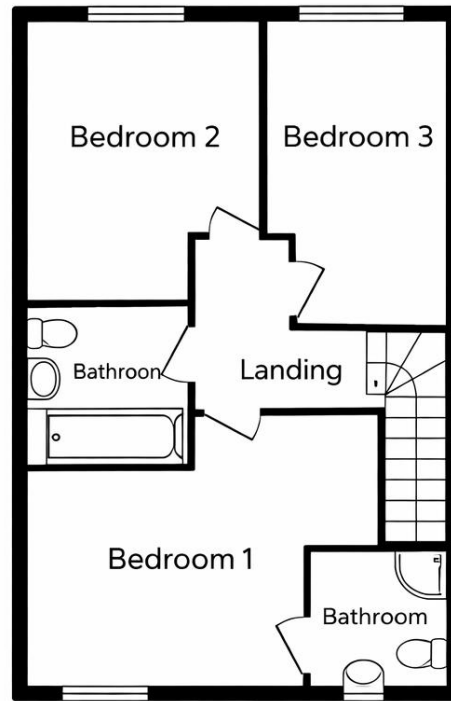
The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Tenure - Freehold

Viewing - By appointment through James Winn



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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