



4 Bedrooms

**** CHAIN FREE ****

This wonderfully presented four-bedroom detached family home on Bradley Avenue, Northallerton comes to market ready for its next owner. Located on a quiet cul-de-sac a short walk from Northallerton town centre the property is ideal for family living with just as much room downstairs as upstairs and scope for personalisation. Internal accommodation consists of an entrance hallway, kitchen, living room and dining room with an added conservatory and access to the integrated single garage on the ground floor, whilst the first floor holds four good sized bedrooms (the largest with en-suite shower room) and a family bathroom. Externally the property offers front and rear gardens with a double driveway to the front and patio areas to the rear. UPVC double glazing and gas central heating is present throughout as expected.

Bradley Avenue

Northallerton,
North Yorkshire,
DL6

Asking Price:

£390,000

EPC Rating: C



Location:

Bradley Avenue is situated within walking distance of Northallerton Market Place. Northallerton offers a range of facilities including a very well served High Street including: Marks and Spencer Food, Betty's Tea Rooms, Barker's Department Store circa 1882, three supermarkets, several independent and chain restaurants, a twice weekly market including a monthly farmers market, primary and secondary schooling, a hospital and a library. Northallerton is located close to the North York Moors and Yorkshire Dales, offering a full range of outdoor pursuits and sporting activities. Northallerton is situated on the East Coast mainline providing regular train services to London, Edinburgh, Leeds and York. The recently extended A1M is 6 miles to the West, the A19 is 6 miles to the North East, both offering easy access to Leeds, York, Middlesbrough, Tees Valley and Leeds Bradford Airport.

Directions:

From Northallerton high street head south continuing straight on at the first roundabout onto Thirsk Road. Take the third turning on the left onto Mill Hill Lane continuing up and over the hill, then take the second turning on the right into Mill Hill Crescent. Bear right and then left onto Bradley Avenue where number 2 can be found on the right hand side.

Hallway: 16'6" x 5'1" (5.03m x 1.55m)

With front facing UPVC door, access to first floor and a radiator.



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

**Cloakroom/W/C:**

With a side facing UPVC double glazed window, low level wc, pedestal wash hand basin and a radiator.

Lounge:

17'3" x 11'9" (5.26m x 3.58m)

With front facing UPVC double glazed bay windows, gas fireplace, TV point and two radiators.

Kitchen:

11'5" x 11'1" (3.48m x 3.38m)

With a rear facing UPVC window, sink and drainer, a range of wall draw and floor units, gas hob and electric oven.

Dining Room:

10'11" x 9'10" (3.33m x 3m)

With rear facing patio doors to conservatory and a radiator.

Conservatory:

10'9" x 9'9" (3.28m x 2.97m)

With UPVC double glazed windows surrounding, side facing door and heater.

Landing**Bedroom One:**

With a front facing UPVC double glazed window, built in double wardrobes, access to en suite and a radiator.

En-suite:

With a front facing UPVC double glazed window, low level wc, step in shower, vanity sink unit and a radiator.

Bedroom Two:

14'1" x 10'5" (4.3m x 3.18m)

With a front facing UPVC double glazed window, built in wardrobes and a radiator.

Bedroom Three:

10'11" x 9'2" (3.33m x 2.8m)

With a rear facing UPVC double glazed window, built in wardrobes and a radiator.

Bedroom Four:

8'3" x 9'5" (2.51m x 2.87m)

With a rear facing UPVC double glazed window, built in wardrobe and a radiator.

Main Bathroom:

8'2" x 7'8" (2.5m x 2.34m)

With a rear facing UPVC double glazed window, low level w.c, pedestal wash hand basin, panelled bath and a radiator.

Garage:

With a single manual up & over door, power and electric.



Mortgage and 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 adviser based in Northallerton. 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. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

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: TBC.

PARKING ARRANGEMENTS: Off road parking and garage.

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 02/24

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	84 B
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