



3 Bedrooms

James Winn Estate Agents are delighted to offer for sale this well-proportioned three-bedroom semi-detached property, ideally situated in a quiet residential area of Northallerton.

Occupying a large corner plot, this property on Greenhill Crescent presents excellent potential for extension and modernisation, making it an ideal opportunity for buyers looking to add value.

The property welcomes you via an entrance porch leading into a good-sized living room, creating a comfortable space for relaxing. There is a separate dining room, ideal for family meals or entertaining, along with a compact galley kitchen. The ground floor also benefits from both front and rear porches, adding practicality and storage.

Greenhill Crescent

Northallerton,
North Yorkshire,
DL6

Asking Price:

£240,000

EPC Rating: TBC



LOCATION:

Greenhill Crescent is in a well-served, family-friendly part of Northallerton, with strong everyday amenities including schools, supermarkets and parks all within a 10 - 15-minute walk.

The area is primarily car-friendly, with easy access to:

A19 and A1(M) (via short drive). Local transport services such as Cowan Transport operate in the wider area. Northallerton also has a rail station which is a 10 - 15-minute walk from the property with connections to major cities (e.g. York, Leeds, London), making it practical for commuting.

DIRECTION:

From Northallerton Town Centre (e.g. High Street area)
Head south-west on High Street / A167, continue onto Thirsk Road (A167), turn left onto Mill Hill Road, take a left onto Crosby Road passing Mill Hill Primary School and then onto Greenhill Crescent.



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



Entrance Porch:

PVC entrance door, fully double-glazed, tiled floor, glass roof.

Entrance Hall:

Timber entrance door, solid timber flooring, radiator, spotlights.

Living Room: 3.67 x 3.10

Large walk-in double-glazed bay window, feature chimney breast, radiator, carpet.

Dining Room: 4.00 x 3.67

Large walk-in double-glazed bay with French doors and windows, feature chimney breast with inset log burner and tiled hearth, radiator, solid timber flooring.

Kitchen: 2.95 x 1.98

Double-glazed window, range of base and wall units, electric oven, ceramic hob, extractor, stainless steel sink unit, space for dishwasher and fridge/freezer, under stairs larder/storage cupboard, ceiling spotlights and then door leading to rear porch.

Rear Porch: 2.92 x 1.47

Storage cupboard plumbed for washing machine, leading to rear garden.

First Floor

Landing:

Double-glazed window, loft entrance with lighting and part boarded.



Bedroom 1: 3.68 x 3.08

Walk-in double-glazed bay window, feature fire breast with cast iron fire surround, laminate flooring, radiator.

Bedroom 2: 3.68 x 4.05

Double-glazed window, feature fire breast with cast iron fire surround, carpet, radiator.

Bedroom 3: 2.18 x 2.00

Double-glazed window, bulkhead storage cupboard, carpet, radiator.



Bathroom: 2.07 x 1.98

Double-glazed window, panelled bath, shower cubicle with electric shower, w/c, hand basin with vanity unit, part tiled walls, tiled flooring, chrome ladder towel warmer.



External

Studio/Office: 4.43 x 2.87

Split into 2 rooms with door and window leading to an Iso Booth within.

The Studio has been acoustically treated to reduce noise transmission.

Front:

Paved and gravelled with parking for 3 cars.

Side:

Paved leading to rear garden.

Rear:

The enclosed, gated rear garden is mainly lawned and features raised beds, mature shrubs and bushes, as well as a vegetable patch.

VIEWING BY APPOINTMENT ONLY

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, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: No

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.

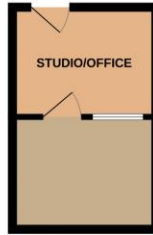
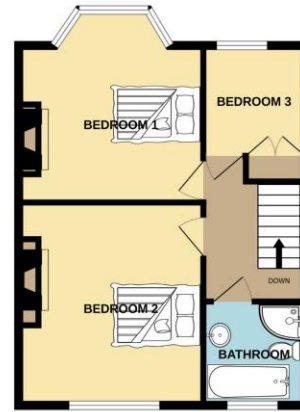
Tenure - Freehold

Viewing - By appointment through James Winn

GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 1120 sq.ft. (104.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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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