



3 Bedrooms

**** CHAIN FREE ****

Step into this beautifully presented three-bedroom semi-detached home, perfectly positioned in one of Northallerton's sought after locations, just a short stroll (around 200 yards) from the vibrant town centre and its excellent range of amenities.

This inviting property combines style, space, and practicality, featuring gas central heating and double glazing throughout. The well-designed layout includes a welcoming entrance hall, cloakroom/WC, a bright and comfortable living room, a kitchen/dining room ideal for entertaining, a fully fitted kitchen, utility room, and an additional entrance porch. Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom.

Friarage Mount

North Yorkshire,
Northallerton,
DL6

Asking Price:

£265,000

EPC Rating: D



Situation:

Friarage Mount is situated in Northallerton. Northallerton offers a range of facilities including a very well served High Street including: Marks and Spencer Food Hall, 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, Middlesborough, Tees Valley and Leeds Bradford Airport.

Directions:

Leaving our Northallerton office proceed South down the High Street taking the first exit at the roundabout and first exit at the next roundabout on to Brompton Road. Take the first turning on the right onto Byland Avenue where Friarage Mount can be found.

Internal Hallway:

4.82 x 1.83

Stairs, Timber flooring, Radiator and understairs cupboard



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

**Entrance Hall:****2.5 x 1.1**

Double Glazed door leading to utility, kitchen and garage, area is finished with ceiling spotlights.

Lounge:**3.70 x 5.65**

Double glazed windows, radiator, feature chimney breast with inset gas fire, carpets.

Walkin bay window with glazed side panels and French doors.

Kitchen Diner:**3.66 x 1.92**

Double glazed window, wall and base units, tile splash back and flooring, 2 radiators and bay window with seating.

Integrated fridge and dishwasher and space for cooker.

Utility Room: 2.12 x 1.69

Double glazed window and door, space for washer and dryer, wall and base units, laminate flooring and spotlights.

First Floor**Landing:**

Double-glazed window and loft access. The loft is boarded, offering useful storage space and potential to be converted into an additional room, subject to the necessary building approvals. Features also include a timber banister and carpeted flooring.

Bedroom One: 3.66 x 3.45

Double glazed window, radiator, walk in bay window, wardrobes to both alcoves, fitted bedside cabinets and over bed units, carpet.

Bedroom Two: 3.73 x 3.45

Double glazed window, radiator, wardrobes to alcove and carpet.

Bedroom Three: 1.1 x 2.00

Double glazed window, radiator and carpet.

Family Bathroom: 2.08 x 2.08

Double glazed window, radiator, vinyl flooring, part tiled walls.

Garage: 3.09 x 5.75

Window, up and over door, sockets and plumbing for washing machine.

Front:

A paved parking area providing off street parking for two cars.

Rear:

An enclosed back garden with a decking area directly outside the back door, along with a patio seating space, lawn, and gravelled section.



Mortgage and Financial:

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: TBC

PARKING ARRANGEMENTS: Off road parking and double 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

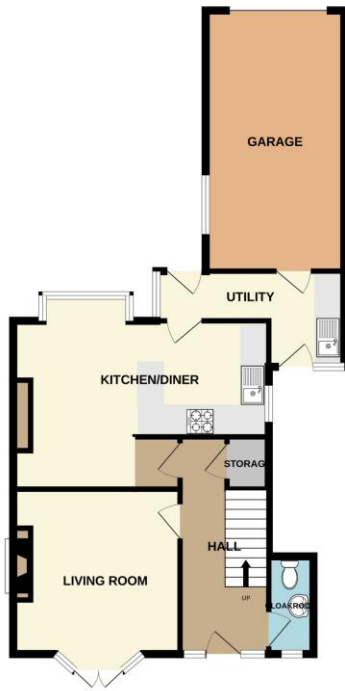
MOBILE PHONE SIGNAL: No known issues.

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
745 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 1201 sq.ft. (111.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of blocks, volumes, 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 Metropack iCAD.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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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