



4 Bedrooms

James Winn are delighted to offer to the market, this charming mid terraced house located within close proximity to Northallerton Town Centre, making it an ideal purchase for first time buyers, or investors alike.

The downstairs accommodation consists of an entrance hall, bay fronted living room, kitchen/dining room, W/C. The first floor holds four well-proportioned bedrooms, and the family bathroom.

Externally there is driveway parking for 3 vehicles, and a good-sized southwest facing garden, with a combination of patio, lawn, and turf. Viewing is highly recommended.

Central Drive

Northallerton,
North Yorkshire,
DL6

Asking Price:

£250,000

EPC Rating: TBC



Situation:

Set within a well-established and highly convenient residential area of Northallerton, Central Drive enjoys a superb location just a short distance from the vibrant town centre, home to a fantastic selection of shops, cafés and everyday amenities.

Perfectly positioned for commuters, the property lies approximately 0.8 miles from Northallerton railway station, offering direct connections along the East Coast Main Line, while the A19 and A1(M) are also easily accessible for travel further afield.

Families will appreciate the close proximity to well-regarded schools, including Northallerton School & Sixth Form College, along with a range of nearby primary schools. Local shops, supermarkets, leisure facilities and essential services are all within easy reach.

Central Drive is a highly sought-after location, combining the charm of an established neighbourhood with excellent access to transport links, schooling and town-centre living, making it an outstanding choice for families and professionals alike.

Directions:

From our Northallerton James Winn office, head South to the first round about, turn left onto Friarage Street passing the M&S Foodhall, go straight over the next two roundabouts onto Bullamoor Road, at the 4th roundabout turn right onto Valley Road and take the 3rd turn on the righthand side onto Central Drive, follow the road round and no 22 will be located on the righthand side.



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

**Entrance Hall:****1.81 x 3.66**

Double glazed window, front door, radiator, carpet, understairs storage.

Living Room:**4.71 x 3.20**

Carpet, radiator, double glazed bay window, multi-fuel burner.

Kitchen/Dining Room:**6.64 x 4.24**

Combination of carpet and tiled flooring, double doors to garden, multi-fuel log burner, pantry, radiator, double glazed window, back door, worktops, cupboards, splashbacks, sink, oven, hob, extractor fan, free standing appliances.

**W/C:****1.99 x 0.80**

Tiled flooring, W/C, basin, double glazed window, boiler, part tiled walls.

Stairs & Landing:**5.07 x 0.87**

Carpet, radiator, banister, loft hatch, storage cupboard.

Bedroom 1:**3.67 x 3.68**

Carpet, radiator, double glazed window, fitted wardrobe.

**Bedroom 4:****2.84 x 2.42**

Carpet, radiator, double glazed window.

Bathroom:**2.84 x 2.55**

Tiled flooring, part tiled walls, 2x double glazed windows, W/C, basin, towel radiator.

Bedroom 2:**3.67 x 3.48**

Carpet, radiator, 2x double glazed window, fitted cupboard.

**Bedroom 3:****3.80 x 2.12**

Carpet, radiator, double glazed window, fitted cupboard.

External**Front:**

Block paved driveway for 3 vehicles.

Side:

Gated shares access into gardens.

Back:

Outside W/C, 2 storage cupboards, turf, lawn, patio, fenced off, wooden shed, southwest facing.

Mortgage & Financial Services:

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. 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: No

WATER METER: Yes

PARKING ARRANGEMENTS: Driveway parking for 3 vehicles

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: No

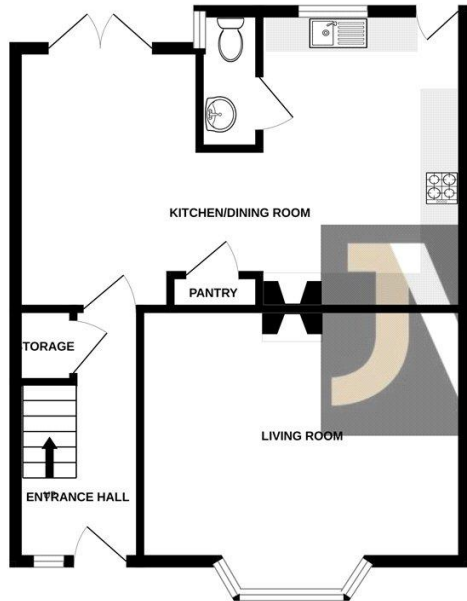
MOBILE PHONE SIGNAL: No known issues.

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.
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For additional information and full photo gallery please visit

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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