



4 Bedrooms

James Winn are delighted to offer for sale this well-presented four-bedroom detached family home in the highly sought-after Romanby area of Northallerton, ideally situated within walking distance of the town centre and railway station.

Occupying a quiet residential cul-de-sac, the property offers spacious and modern accommodation throughout and benefits from a conservatory and double garage, making it an ideal home for families or professionals seeking excellent transport links and local amenities close by.

Beckside

Northallerton,
North Yorkshire,
DL7

Offers Over:

£375,000

EPC Rating: C



Situation:

Beckside is situated in Romanby which offers a post office, Co-op mini supermarket, a public house and a bus route into Northallerton. 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.

Directions:

From our Northallerton office, head South down the High Street and take the right hand turning at the traffic lights onto Romanby Road. Continue out towards Romanby over the railway crossing onto Ainderby Road, then turn right at the mini roundabout onto The Green, continue along this road taking the second right turning into Beckside.



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



Entrance Porch:

External storm porch.

Entrance Hall:

5.06 x 1.91

Entrance door with 2 full height glazed side panels, open stairs, under stair storage cupboard, radiator.

Cloakroom:

1.98 x 0.87

Hand basin, w/c, extractor, radiator, house alarm control box.

Living Room:

6.63 x 3.28

Double-glazed window to front and patio doors to conservatory at rear, marble fire surround with inset electric fire, 2 radiators.



Dining Room:

3.81 x 2.96

Double-glazed window, radiator.

Kitchen:

3.90 x 2.94

Double-glazed window, full range of base and wall units, electric oven, gas hob, extractor, gas boiler, space for fridge and dishwasher, tiled splashback, vinyl flooring, radiator.

Utility Room:

1.88 x 1.78

Double-glazed window and door to rear garden, space for washing machine and freezer, tiled splashback, vinyl flooring, radiator.



Conservatory:

2.53 x 2.33

Fully double-glazed with single door to rear garden.

First Floor

Landing: 2.93 x 2.77

Loft Entrance.

Master Bedroom: 3.93 x 3.46

Double-glazed window, full wall of fitted wardrobes, radiator.

Ensuite Shower Room: 1.70 x 1.70

Double-glazed window, corner shower cubicle with bar shower, hand basin with vanity unit, w/c, part-tiled walls, vinyl flooring, radiator.



Bedroom 2: 3.72 x 3.34

Double-glazed window, 2 double fitted wardrobes, bulkhead storage cupboard, radiator.

Bedroom 3:

3.76 x 2.90

Double-glazed window, fitted wardrobes and dressing table, radiator.

Bedroom 4: 2.85 x 3.07

Double-glazed window, fitted wardrobes, radiator.

Family Shower Room: 2.39 x 1.83

Double-glazed window, walk-in shower enclosure with bar shower, hand basin with vanity unit, w/c, part-tiled walls, vinyl flooring, extractor, shaving point, clad ceiling and walls to shower area, radiator.

External

Front:

Large lawned area with central path to house.

Garage:

Double width driveway and garage, sockets and lighting, space for vented tumble dryer, up and over door.

Rear:

Enclosed with high wall and gate, paved with mature trees and shrubs.

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: Yes

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

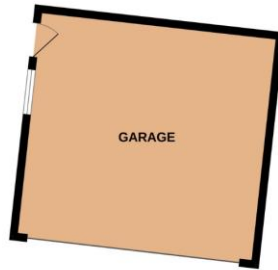
MOBILE PHONE SIGNAL: No known issues.

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
992 sq.ft. (92.2 sq.m.) approx.



1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 1628 sq.ft. (151.3 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	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