



James Winn Estate Agents are delighted to offer for sale this attractive three-bedroom semi-detached home, situated on the highly sought-after Lascelles Lane in Northallerton.

The property offers well-proportioned and versatile accommodation throughout, featuring a bright and welcoming living room, a well-appointed kitchen, three generously sized bedrooms, and a modern family shower room.

Externally, the home enjoys stunning, well-maintained gardens to both the front and rear, creating a wonderful setting for relaxing, entertaining, and family life. The mature planting, attractive borders, and beautifully landscaped outdoor spaces are a particular feature of the property.

A further highlight is the large, detached garage, providing excellent storage, workshop potential, or secure parking, together with additional off-street parking on the driveway.

Ideally positioned within a desirable residential area, the property benefits from easy access to Northallerton town centre, local shops, supermarkets, schools, healthcare facilities, and excellent transport links, including Northallerton railway station.

Asking Price:

£190,000

EPC Rating: TBC

Lascelles Lane

Northallerton, North Yorkshire, DL6



Situation:

Lascelles Lane, Northallerton, DL6 1EP is in the southern part of Northallerton, within walking distance of the town centre, schools, shops, and leisure facilities. Approximately 0.7 miles from Northallerton railway station, providing rail connections to York, Darlington, Newcastle, and London.

Excellent shopping access, good transport links, several primary schools and Northallerton School & Sixth Form College are close by. Friarage Hospital is within walking distance. Leisure & entertainment:

Directions:

From our Northallerton office proceed South down the High Street, turning left at the first roundabout, Turning right at the second set of traffic lights ,left at the mini round about and follow the road round and you will find Lascelles Lane.

Entrance Hall:

Composite entrance door, inset welcome mat, open stairs, carpet.

Living Room:

5.33 x 3.35

2 Double-glazed windows (front and rear), feature fire breast with marble hearth and gas fire (currently de-commissioned), radiators to both ends, carpet.



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

**Dining Room:****3.15 x 3.51**

Double-glazed window, radiator, carpet, arch through to open-plan kitchen.

Kitchen:**4.96 x 2.29**

Double-glazed window and composite door providing access to the rear garden. Fitted with a comprehensive range of base and wall units incorporating a peninsula breakfast bar, double electric oven, electric hob with extractor hood over, and tiled splashbacks. Vinyl flooring throughout.

First Floor**Landing:**

Double-glazed window, loft entrance with pull down ladder, consumer unit.

Master Bedroom:**3.66 x 3.37**

Double-glazed window, full wall of fitted wardrobes providing excellent storage, built-in bulkhead storage cupboard/wardrobe, radiator, and carpeted flooring.

Bedroom 2: 3.51 x 2.84

Double-glazed window, built-in bulkhead storage cupboard housing boiler, radiator, and carpeted flooring.

Bedroom 3:**2.47 x 2.36**

Double-glazed window, radiator, and carpeted flooring.

Family Shower Room: 2.28 x 1.54

Double-glazed window, large walk-in shower cubicle with electric shower, hand basin, w/c, fully tiled walls, vinyl flooring.

External**Garage: 5.93 x 3.07**

Substantial detached garage measuring approximately 6 metres in length, benefiting from power and lighting throughout. Featuring five windows providing excellent natural light, a pedestrian access door to the side elevation, and an up-and-over garage door. Ideal for secure parking, storage, or use as a workshop.

Front:

Double gates to driveway and garage at rear, well maintained lawn and mature borders.

Side:

Driveway to garage.

Rear:

Stunning large lawned and mature borders, large shed with electrics.



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.

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 gas, electricity, water, and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: Yes

PARKING ARRANGEMENTS: Driveway 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.

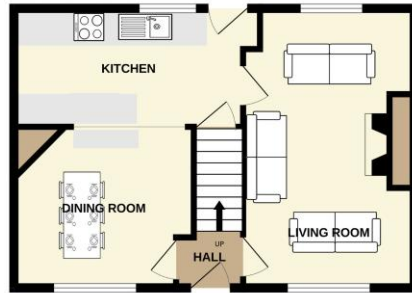
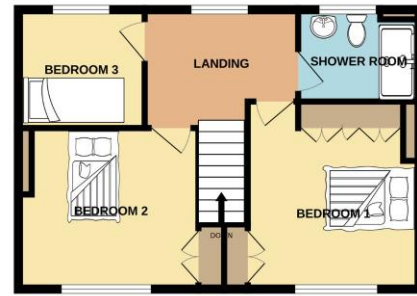
Tenure - Freehold

Viewing - By appointment through James Winn

GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.1 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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For additional information and full photo gallery please visit

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