



3 Bedrooms

James Winn Estate Agents are delighted to offer for sale this beautifully presented 3-Bedroom home on the popular Bullamoor Close, Northallerton. Situated in a quiet residential cul-de-sac, this attractive three-bedroom home offers spacious and modern accommodation, ideal for families, or first-time buyers.

The property offers contemporary living, featuring elegant Georgian bar double-glazed windows and a stylish **extended** open-plan kitchen and dining area, perfect for entertaining and family life, and the large lounge adds to the sociable and practical layout. Upstairs, the property offers three well-proportioned bedrooms and a modern family bathroom. Outside, there are enclosed front and rear gardens providing space for relaxation. Conveniently located within walking distance of Northallerton town centre, local schools, shops, healthcare facilities, and transport links, this home offers a good balance of comfort and convenience.

Council Tax Band- B  
EPC- C

**Bullamoor Close**  
Northallerton, North Yorkshire, DL6

OFFERS IN THE  
REGION OF

**£180,000**

EPC Rating: C



**Situation:**

Bullamoor Close, DL6 1HE is in the south-western residential area of Northallerton, North Yorkshire. Located on a quiet residential close consisting mainly of terraced and semi-detached family homes built between the 1950s and 1970s. About 70 metres from the nearest bus stops. About 0.9–1.0 miles (1.5 km) from Northallerton Railway Station. Approximately 0.7 miles (1.1 km) from Northallerton High Street in the town.

**Directions:**

From the centre of Northallerton Town Centre (around the High Street/Town Hall area), the simplest route is to head south-west along High Street, continue as the road becomes Bullamoor Road, stay on Bullamoor Road for about 0.6–0.8 miles, turn left into Ashlands Road, take the turning into Bullamoor Close.

**Entrance Porch:**

**1.88 x 1.40**

Double-glazed window and door, new laminate flooring.

**Living Room:**

**5.37 x 3.49**

Double-glazed patio doors leading to front garden, door to porch, radiator, new LVT laminate flooring.

**Extended kitchen/Dining Room:**

**5.43 x 5.39**

Double-glazed window, open plan stairs with built-in storage cupboard, full range of **newly fitted** base and wall units including tall larder units, built-in electric oven and combination oven/microwave, induction hob, chimney extractor hood, integrated dishwasher, LVT laminate flooring, 2 radiators, spotlights.



For additional information and full photo gallery please visit [www.jameswinn.co.uk](http://www.jameswinn.co.uk)



**Utility Room and separate Cloakroom:**

**3.17 x 1.52**

2 Double-glazed windows, tall larder unit and work surface, plumbed for washing machine, space for tumble dryer, new LVT laminate flooring, w/c, hand basin, radiator, spotlights.

**First Floor**

**Landing:**

Loft entrance with pull down ladder and hive controller, double storage cupboard, single storage cupboards housing combi boiler, carpet, spotlights.

**Master Bedroom:**

**3.67 x 3.58**

Double-glazed window, full wall of fitted furniture including double sliding door wardrobes, carpet, radiator.

**Bedroom 2:**

**3.68 x 3.51**

Double-glazed window, carpet, fitted storage, radiator, spotlights.

**Bedroom 3:**

**2.54 x 2.27**

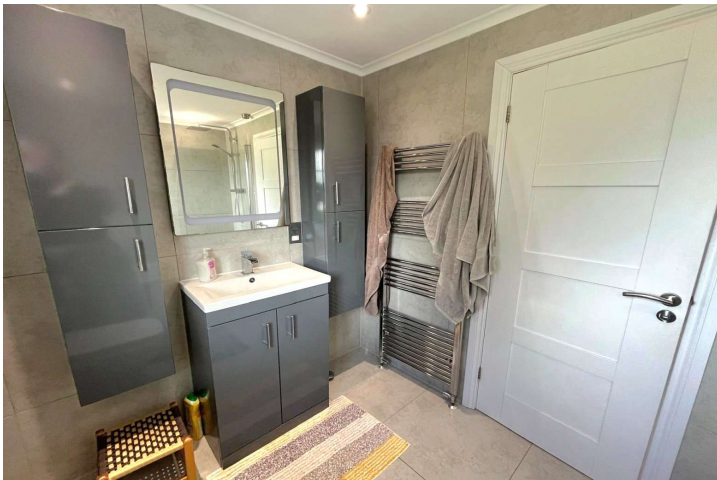
Double-glazed window, carpet, radiator.



**Bathroom:**

**2.56 x 1.92**

A stylish and well-appointed family bathroom featuring a double-glazed window, panelled bath with glazed shower screen and wall-mounted bar shower, double-width wash hand basin set within a modern vanity unit, and low-level W/C. Additional storage is provided by a matching wall-mounted tall cupboard unit. Finished with fully tiled walls and tiled flooring, the room also benefits from a chrome ladder-style heated towel rail, recessed spotlights, and an extractor fan.



**External**

**Front:**

Walled with gate access, paved, astro turf.

**Side:**

Paved, large storage shed with fitted storage units, sockets and lighting.

**Rear:**

Fully paved, acorn drainage, 2 double outside sockets, outside garden tap, rear gate for access.



**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: Resident 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

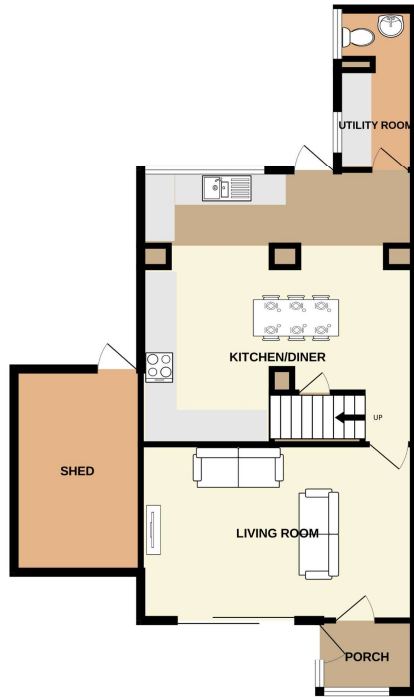
MOBILE PHONE SIGNAL: No known issues.

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  
707 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 1139 sq.ft. (105.8 sq.m.) approx.

While 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		84 B
69-80	C	71 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