



4 Bedrooms

James Winn Estate Agents are delighted to offer for sale this beautifully presented modern four-bedroom family home, situated within a highly sought-after residential development in the popular village of Brompton, just north of Northallerton.

Offering spacious and well-appointed accommodation extending to approximately 1,227 sq ft, this attractive property is ideally suited to growing families and professional couples alike. The home boasts a contemporary layout with generous living space throughout, four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, and a stylish family bathroom.

Externally, the property benefits from a double-width driveway providing ample off-street parking, a garage, and a private enclosed garden, ideal for family life and outdoor entertaining. The property also enjoys excellent energy efficiency, helping to keep running costs low.

Portland Road

Northallerton,
North Yorkshire,
DL6

Asking Price:

£395,000

EPC Rating: B



Situation:

Portland Road, DL6 2BQ is located in the village of Brompton, on the northern edge of Northallerton, within the North Yorkshire local authority area. The surrounding DL6 2BQ postcode area is predominantly modern family housing. Higher than average owner-occupation rates.

Several primary and secondary schools within 1-2 km, including Oakbridge Church of England Primary School and Northallerton School & Sixth Form College. Convenience stores in Brompton and a wider range of supermarkets, independent shops, and services in Northallerton town centre, a short drive away. Northallerton railway station is about 2 km away, offering regular rail services to major destinations. GP surgeries, pharmacies, dentists, and healthcare services are available in Northallerton. Parks, sports facilities, gyms, and walking routes are available locally, with easy access to the North Yorkshire countryside. A selection of pubs, cafés, restaurants, and takeaways can be found in Brompton and Northallerton.

Directions:

From Northallerton Town Centre to Portland Road, Brompton, DL6 2BQ, the journey is approximately 1.5 miles (2.4 km) and takes about 5-7 minutes by car or 25-30 minutes on foot.

Driving directions: Leave the town centre heading north on the High Street/Brompton Road (A167). Continue towards Brompton, passing the leisure centre and sports facilities. Turn left into the Portland Road residential development.



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



Entrance Hall:

Composite entrance door, built-in welcome mat, understairs storage, open staircase, LVT flooring.

Cloakroom:
1.68 x 0.90

Hand basin, w/c, extractor, radiator, LVT flooring.

Living Room:
4.81 x 3.18

2 Double-glazed 3-part walk-in bay windows, 2 radiators, carpet.

Kitchen/Diner:
7.93 x 2.96

2 Double-glazed windows, French doors to rear garden, full range of base and wall units, double electric oven, gas hob, extractor, space for fridge/freezer, dishwasher, washing machine, radiator, LVT flooring.

First Floor

Landing:

Double-glazed window, loft entrance, built-in storage cupboard, radiator, carpet.

Master Bedroom:
4.33 x 3.02

Double-glazed window, double and single door wardrobes, radiator, carpet.

Ensuite Shower Room:
2.39 x 1.57

Shower cubicle with bi-fold doors and rainfall bar shower, wall-hung hand basin, w/c, chrome ladder towel warmer, vinyl flooring.

Bedroom 2:
3.51 x 3.22

Double-glazed window, radiator, carpet.

Bedroom 3:
3.55 x 3.03

Double-glazed window, radiator, carpet.

Bedroom 4:
2.59 x 2.52

Double-glazed window, radiator, carpet.

Bathroom:
2.51 x 2.09

Double-glazed window, panelled bath with screen and rainfall bar shower, wall-hung hand basin, w/c, built-in storage cupboard, extractor, part-tiled walls, vinyl flooring.

External

Front:

Double width driveway leading to garage, lawned area.

Side:

Gate to rear garden.

Rear:

A private and enclosed rear garden featuring an Indian sandstone paved patio area, ideal for outdoor dining and entertaining, together with a well-maintained lawn bordered by a variety of mature shrubs, bushes, and established planting.



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: Private Parking and garage

BROADBAND SPEED: copper fibre with hard wire speed 1000MBS

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.

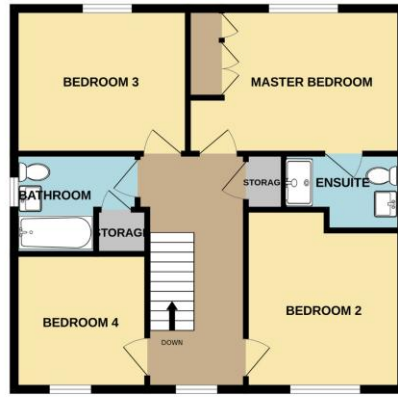
Tenure - Freehold

Viewing - By appointment through James Winn

GROUND FLOOR
699 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR
665 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA: 1363 sq.ft. (126.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		93 A
81-91	B	83 B	
69-80	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