



4/5 Bedrooms

James Winn Estate Agents are delighted to offer for sale this fantastic opportunity to acquire a spacious four/five-bedroom end-terrace period home, offering generous family accommodation, a newly fitted contemporary kitchen, stylish new family bathroom and an integrated garage, all set within the highly desirable village of Great Smeaton.

Arranged over two floors, the property combines period character with tasteful modern improvements. The welcoming entrance hall leads to a spacious living room and an impressive newly fitted kitchen/diner featuring a central island, ample storage and generous space for family dining and entertaining. A useful utility area provides additional practicality, while a versatile ground-floor reception room offers the flexibility to be used as a fifth bedroom, dining room or snug.

To the first floor are four well-proportioned bedrooms together with a newly fitted family bathroom, finished to a high standard.

Externally, the property enjoys a private rear garden, an integrated garage and shared driveway access.

Situated in the popular village of Great Smeaton, the property offers a peaceful rural setting with excellent transport links to Northallerton, Darlington and the A1(M), making it an ideal choice for families and commuters alike.

Council Tax Band: C

EPC Rating: E

Asking Price:

£265,000

EPC Rating: E

Great Smeaton

Great Smeaton, North Yorkshire,



LOCATION:

Great Smeaton is located just 7 Miles North of Northallerton which offers a range of facilities including shops, supermarkets, restaurants, a twice weekly market, primary and secondary schooling, a hospital and a library. There is a range of sporting and leisure facilities within the area as a whole. There are bus and rail links and access to the North York Moors, the Yorkshire Dales, the A1, A19 and Durham Tees Valley Airport.

DIRECTIONS:

Leaving Northallerton north on the A167 continue for approximately 7 miles into the village of Great Smeaton, upon entering the village, the property is located on the first bend on your right-hand side, identified by our 'FOR SALE' board.

Entrance Hall:

Composite entrance door, leading to stairs, living room & kitchen/diner.

Living Room:

With a front facing double-glazed window, feature fire breast with open fireplace, TV point, radiator, carpet.



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



Kitchen/Diner:

With a front facing and two rear facing double-glazed windows, full range of base and wall units, large breakfast island, electric hob, electric oven, chrome chimney extractor, dishwasher, solid wood worksurfaces with matching upstands, granite sink and drainer, tiled and laminate flooring, 2 x radiators.

Utility Room:

With a rear facing double-glazed window and door to rear garden, plumbing for a washing machine, laminate flooring.

Snug/Dining/ Bedroom 5:

With a rear facing double-glazed window, laminate flooring, radiator.

FIRST FLOOR LANDING

Master Bedroom:

With a front facing double-glazed window, en suite access, feature fireplace, radiator, carpet.

Ensuite Shower Room:

With a low-level w.c, pedestal wash hand basin, shower cubicle with bar shower, extractor fan and a radiator.

Bedroom 2:

With a front facing double-glazed window, built-in storage cupboard/wardrobe, feature fireplace, radiator, carpet.

Bedroom 3:

With a rear facing double-glazed window, radiator, carpet.

Bedroom 4:

With a rear facing double-glazed window, large built-in storage cupboard, radiator, carpet.

Bathroom:

With a rear facing double-glazed window, panelled bath with screen and bar shower, low level WC, pedestal wash hand basin, tiled floor and walls, radiator,

EXTERNALLY

Rear garden:

Surrounded by high fence, paved path and patio areas, lawn, oil tank.

Garage:

Garage to the side of the property with shared access via driveway.



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.

MORTGAGE & FINANCIAL ADVICE:

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 adviser based in Northallerton. 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.

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, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: Yes

PARKING ARRANGEMENTS: Off Road Parking 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.

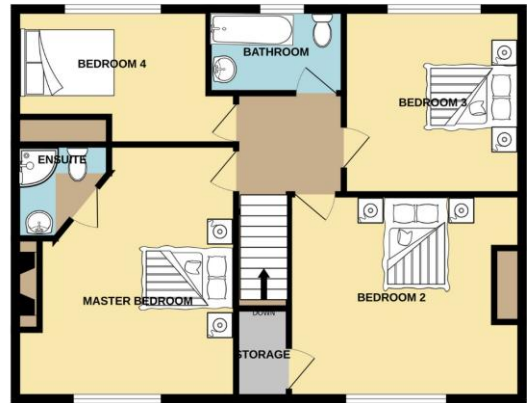
Tenure - Freehold

Viewing - By appointment through James Winn

GROUND FLOOR
793 sq.ft. (73.7 sq.m.) approx.



1ST FLOOR
767 sq.ft. (71.2 sq.m.) approx.



TOTAL FLOOR AREA : 1560 sq.ft. (144.9 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		80 C
55-68	D		
39-54	E	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