



5 Bedrooms

James Winn Estate Agents are delighted to offer for sale this impressive five-bedroom semi-detached family home, occupying a highly sought-after position on Mulgrave Drive in the popular Romanby area of Northallerton.

Offering spacious and versatile accommodation throughout, this substantial property features three generous reception rooms, providing flexible living space ideal for family life, entertaining, working from home or a playroom. The well-planned layout is complemented by five well-proportioned bedrooms, making it perfectly suited to growing families.

Mulgrave Drive
Northallerton, DL7

Offers in the region

£350,000

EPC Rating: E



Location:

Mulgrave Drive is in a quiet residential part of Romanby, Northallerton, North Yorkshire. The area is mainly made up of suburban housing, with good access to the town centre, schools, shops, transport links and local services.

Directions:

From our Northallerton office head South down the High Street going straight on at the next two roundabouts on to the Thirsk Road. Take the third turning on the right on to Normanby Road, Mulgrave Drive is the second turning on the right.

Entrance Hall:

3.80 x 1.06

With front facing modern double glazed front door, stairs to first floor with cupboard beneath, oak flooring and radiator.

Cloakroom:

1.43 x 0.85

Double-glazed window, low level WC, corner hand basin, oak flooring and radiator.

Living Room:

3.80 x 3.58

Double-glazed bay window, feature fire breast with inset gas living flame fire, timber mantle over, wall mounted TV point, oak flooring and radiator.

Dining Room:

3.18 x 2.86

Double-glazed patio doors leading to rear garden, oak flooring and radiator.



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



Kitchen:

3.03 x 2.69

Double-glazed window, full range of gloss, soft close base, wall, wall and drawer units with worktops over, inset twin stainless steel bowl and sink, gas hob with hood over, double electric oven, integrated dishwasher and fridge freezer, oak flooring, gas boiler, radiator, spotlights, arch open into breakfast room.

Breakfast Room:

3.82 x 2.48

Double-glazed window, side facing double-glazed door, worktops, plumbed for washing machine, oak flooring and radiator.



Snug/ Family Room:

4.76 x 2.48

Double-glazed window, wall mounted TV point, oak flooring, radiator, carpet.

First Floor

Landing:

2 Loft entrances, 1 with ladder, fully boarded, light.

Master Bedroom:

3.85 x 3.58

Double-glazed window, radiator, carpet. radiator.



Bedroom 2:

3.58 x 3.11

Double-glazed window, radiator, carpet. radiator.

Bedroom 3:

3.94 x 2.48

Double-glazed window, radiator, carpet. radiator.

Bedroom 4:

3.82 x 2.48

Double-glazed window, radiator, carpet. radiator.

Bedroom 5:

2.48 x 1.98

Double-glazed window, radiator, carpet. radiator.



Bathroom:

2.96 x 1.70

Double-glazed window, fitted with a walk-in low-profile shower enclosure with glazed screen and rainfall shower, panelled bath, low-level WC, vanity wash hand basin, underfloor heating, heated towel rail, extractor fan, shaver point, part-tiled walls and laminate flooring.

External

Front:

Double width resin driveway, parking for 2/3 cars, electric charger point.

Rear:

Lawned and 3 decking areas, shed.

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 EPCs 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 and 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, gas, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: Yes (on driveway)

PARKING ARRANGEMENTS: Off Road 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: Yes

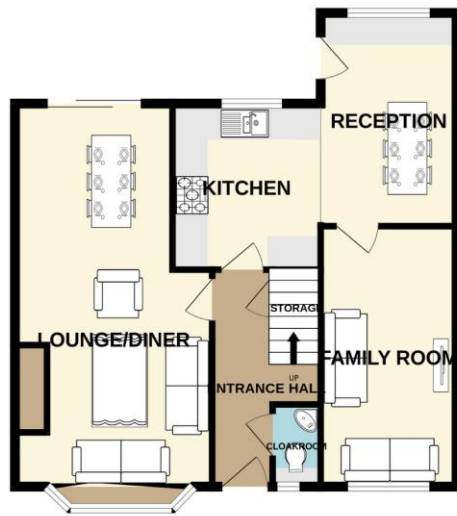
MOBILE PHONE SIGNAL: No known issues

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
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR
654 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 1317 sq.ft. (122.3 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		
55-68	D		60 D
39-54	E	45 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