



2 Bedrooms

James Winn are delighted to market for sale this well-presented two-bedroom semi detached home, ideally situated in a popular and convenient position in Northallerton.

The ground floor of the property offers a well-proportioned kitchen, with extended conservatory, both with under-floor heating, with access through to a spacious living room centred around a bay window. Upstairs, the home offers two generous double bedrooms, and a full family bathroom.

Externally, the property benefits from a single garage and driveway with off-road parking for three vehicles. An ideal choice for first-time buyers or investors, viewing is highly recommended.

Prospect Place

Northallerton, Northallerton, DL6

Asking Price:

£190,000

EPC Rating: TBC
Council Tax: B



Location:

Located just off Valley Road, Prospect Place sits within easy walking distance of Northallerton's thriving town centre. Residents benefit from quick access to a wide range of local amenities, including high street shops, cafes, restaurants, and nearby supermarkets. Northallerton boasts fantastic commuter routes, with Northallerton Railway Station offering direct links to York, Leeds, Edinburgh, and London Kings Cross, whilst also benefiting from the A19 and A1(M) connecting wider national motorway networks.

Kitchen:

3.67 x 2.69

Tiled floors with underfloor heating, tiled backsplash, wood cabinets and granite-look countertop, built-in electric oven and hob, space for fridge/freezer and dishwasher. Access through conservatory and entrance hallway.

Living Room:

5.30 x 4.85

Laminate flooring, bay window, feature decorative fireplace, radiator, carpeted stairs leading access to first floor.



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Conservatory:

3.17 x 2.69

Tiled floors with underfloor heating, double glazed double doors to rear garden, double glazed windows allowing ample natural light into the space.

Landing:

2.60 x 0.80

Carpeted flooring with double glazed window. Access leading into both bedrooms and bathroom.



Bathroom:

2.73 x 1.66

Vinyl flooring, tiled walls. Bathtub with electric shower, WC, hand basin and ample over-stairs storage cupboard.

Bedroom One:

3.69 x 2.67

Carpeted flooring, double glazed window, radiator.

Bedroom Two:

3.69 x 2.68

Carpeted flooring, double glazed window with views onto the surrounding countryside, radiator.



Exterior:

The property features a front garden with lawn, and rear courtyard-style garden. The rear courtyard benefits from access a single garage, whilst the driveway has ample space for off-street parking for 3 vehicles.



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 provided electricity, water, gas and drainage.

MAINTENANCE / SERVICE CHARGE: No

WATER METER: Smart water meter

PARKING ARRANGEMENTS: Single garage, off-street driving for three vehicles.

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: No

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.

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.

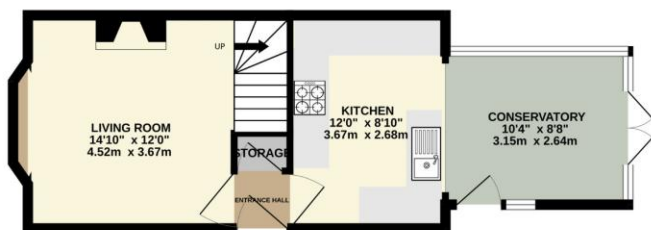
Mortgage & Financial Services:

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.

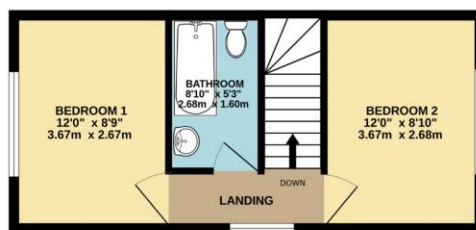
Tenure - Freehold

Viewing - By appointment through James Winn

GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
317 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 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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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