James Winn Estate Agents



2 Bedrooms

James Winn are delighted to present for sale with no onwards chain, this beautifully presented two-bedroom end-of-terrace property offering an ideal key-turn opportunity for first-time buyers, downsizers, or investors. Situated within easy reach of reputable local schools, amenities and vibrant high street shops and rail links, the home balances practical convenience with modern comfort.

Inside, a thoughtful ground-floor layout flows seamlessly from a welcoming entrance hallway and bright living room into a fitted kitchen, dedicated utility room, and a light-filled dining space opening directly outdoors. Upstairs houses two well-proportioned bedrooms and a contemporary family bathroom, while the exterior excels with generous, enclosed front and rear gardens, useful brick-built storage, and private off-road parking for two vehicles.

Oak Grove

Northallerton, North Yorkshire, DL6

Asking Price:

£175,000

EPC Rating: E
Council Tax: B

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2 Bakers Alley, 29 Market Place, Thirsk, YO7 1HD



Description:
Oak Grove is a charming and spacious two-bedroom home, thoughtfully arranged to offer comfortable modern living inside and out. The ground floor flows seamlessly from a welcoming entrance hallway into a bright living room centred around a feature fireplace, and through to a modern kitchen with an adjoining utility room. A dedicated dining space with double doors opens directly onto a private, low-maintenance rear garden complete with patio, lawn, and practical external storage. Upstairs, the property benefits from two well-proportioned bedrooms and a contemporary family bathroom. Complete with generous enclosed front gardens and off-road parking for two vehicles, this property presents an ideal balance of functional living space and outdoor relaxation.



Location:
Situated in the attractive market town area of Northallerton, Oak Grove enjoys a peaceful residential setting with convenient access to local amenities, reputable primary and secondary schools, and excellent transport links. Perfect for professionals, young families, or first-time buyers, the property is within easy reach of Northallerton's vibrant high street, offering an array of independent shops, cafes, traditional pubs, and major supermarket chains, alongside direct rail connections to York, Newcastle, and London King's Cross



Ground Floor
Entrance Hallway:
3.60 x 1.76
Entered via a uPVC front door, this spacious entry hallway features laminate flooring, a radiator, and carpeted stairs leading to the first floor. Provides direct access to both the kitchen and living room.

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Living Room:
3.70 x 3.10
A bright and airy living space featuring a large double glazed window, laminate flooring, a radiator, and a focal vacant feature fireplace.

Kitchen:
3.03 x 2.87
Fitted with a range of wall and base units, stainless steel sink, built-in electric oven, and electric hob with extractor hood over. Complete with laminate flooring, a double glazed window overlooking the rear garden, and access to both the utility room and dining room.

Dining Room:
3.21 x 2.13
Conveniently accessed from both the kitchen and living room, this dedicated dining space boasts laminate flooring, a radiator, and double glazed French doors opening directly out to the rear garden.

Utility Room:
1.88 x 1.82
A practical utility space featuring tiled flooring, tiled backsplash, and plumbing/space for a washer, dryer, and dishwasher. Includes a stable door leading out to the rear garden.

First Floor
Landing:
2.40 x 1.66
Carpeted landing providing access to both bedrooms and the family bathroom.

Master Bedroom:
4.70 x 3.65
A generous double bedroom featuring carpeted flooring, a radiator, a large double glazed window, and built-in open wardrobe storage.

Bedroom Two:
3.16 x 3.33
A well-proportioned bedroom featuring carpeted flooring, a radiator, and a double glazed window.

Family Bathroom:
2.40 x 1.66
Comprising a suite with WC, hand wash basin, and a bath with an electric shower over and glass shower screen. Finished with vinyl flooring and a double glazed window.

External

Front & Side:
To the front, the property enjoys a large, enclosed lawned garden complete with raised planter beds. To the side, there is convenient off-road parking for two vehicles.

Rear Garden:
A private, fully fenced rear garden offering a mostly paved patio area alongside a lawn section surrounded by planter beds. Additional features include a brick-built attached storage store, a wooden shed, and rear gate access.

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: TBC
PARKING ARRANGEMENTS: Driveway Parking for Two 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
409 sq.ft. (38.0 sq.m.) approx.

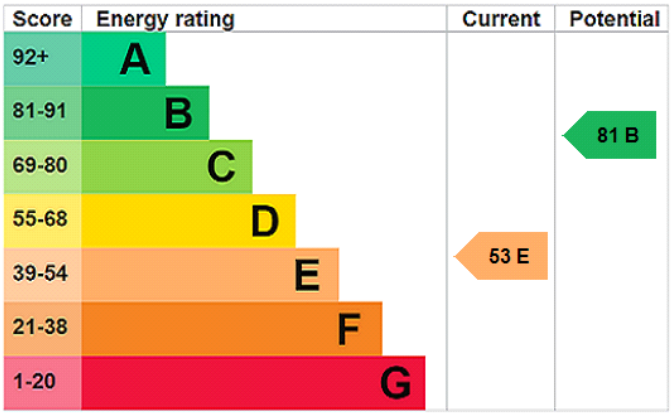


1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.5 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