James Winn Estate Agents



2 Bedrooms

James Winn are delighted to present this well-proportioned two-bedroom semi-detached bungalow, situated on the popular St James Drive in Northallerton. The accommodation comprises a front entrance, fitted kitchen, spacious living room with bay window, inner hallway with access to a boarded loft, two double bedrooms, a house bathroom, and a rear conservatory overlooking the garden. Externally, the property offers an attractive, low maintenance planted garden, a gated driveway providing off-street parking for multiple vehicles, a detached garage, and a private, enclosed rear garden complete with a greenhouse and summer house.

St James Drive

Northallerton, North Yorkshire, DL7

Offers in the region of:

£230,000

EPC Rating: TBC
Council Tax: C

| info@jameswinn.co.uk | **www.jameswinn.co.uk**
2 Bakers Alley, 29 Market Place, Thirsk, YO7 1HD



Description:
Offering single-storey living in a quiet residential setting, the property provides a practical layout with generous room proportions and plenty of storage throughout, including built-in wardrobe, a large airing cupboard, and a boarded loft. The addition of the rear conservatory creates a versatile extra reception space bridging the house and garden, making it ideal for downsizers, couples, or those seeking an easily maintained home with outside space and parking.



Location:
Situated in the sought-after market town of Northallerton, St James Drive enjoys convenient access to a wide range of local amenities, including independent shops, supermarkets, cafes, restaurants, and leisure facilities along the bustling High Street. The town is well-served by local primary and secondary schools, healthcare services, and regular markets, while Northallerton train station offers direct rail links on the East Coast Main Line to York, Leeds, Newcastle, and London, alongside easy road access to the A19 and A1(M).



Entrance Hall:
2.20 x 1.3

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Accessed via a UPVC door, featuring carpeted flooring and providing access to both the kitchen and the living room.

Living Room:
4.90 x 3.60
Features carpeted flooring, a radiator, a double-glazed bay window, and a feature gas fire, with access through to the inner hallway.

Kitchen:
3.30 x 2.20
Fitted with a range of wall and base units, tiled walls, lino flooring, and a stainless steel sink, with space for a cooker, washing machine, and fridge/freezer, plus a door leading to the side exterior.

Hallway:
2.0 x 1.10
Laid with laminate flooring and providing access to both bedrooms, the bathroom, a spacious airing cupboard, and a boarded loft via a fitted loft ladder.

Bathroom:
2.20 x 1.30
Finished with laminate flooring and tiled walls, comprising a WC, wash hand basin, bath with shower over, and a double-glazed window.

Bedroom One:
3.90 x 2.80
Features carpeted flooring, a radiator, spacious built-in wardrobes, and a double-glazed window looking into the conservatory.

Bedroom Two:
2.20 x 3.0
A double bedroom featuring carpeted flooring, a radiator, and UPVC double-glazed doors opening into the conservatory.

Conservatory:
4.66 x 2.10
Fitted with carpeted flooring, surrounding double-glazed windows, and a UPVC double-glazed door opening out to the rear garden.

Externally:
To the front is an attractive, low maintenance garden with established shrubs and planting, alongside off-street parking for multiple vehicles, leading to a detached garage. To the rear is a private, fenced garden laid to patio and lawn, complete with side garage access, a detached greenhouse, and a summer house.

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: Detached single garage, off-street 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: 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
862 sq.ft. (80.1 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 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