James Winn Estate Agents



3 Bedrooms

James Winn are delighted to present for sale with no onwards chain this beautifully presented three-bedroom end-of-terrace family home.

The ground floor features an entrance hallway leading to a bright, carpeted living room, and separate dining room. To the rear, a fully renovated kitchen features integrated oven and electric hob, designated space for fridge/freezer, composite sink and ample storage units. Leading through to a dedicated utility room featuring space for a washing machine and access to the rear garden.

The Green

Northallerton, North Yorkshire, DL7

Guide Price:

£185,000

EPC Rating: E
Council Tax: C

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



Entrance Hall:
2.8 x 0.8
Laminate flooring with wooden doors leading into both the dining room and living room.

Living Room:
3.75 x 3.59
Carpeted flooring with double-glazed windows and a radiator.

Dining Room:
3.43 x 3.0
Features laminate flooring, a radiator, a window looking through to the utility room, and a doorway providing access to the kitchen.

Kitchen:
2.4 x 1.8
Equipped with an integrated oven, electric hob, composite sink, and a dedicated pantry area. Step up to the utility room, which offers space for a washing machine, double-glazed windows, and direct door access to the rear garden.

Landing:
3.9 x 1.5
Carpeted stairs lead to the first floor, providing access to Bedroom Two, Bedroom Three, and the family bathroom.





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









Bathroom:
2.35 x 1.96
Finished with laminate flooring and fully tiled walls. Includes a bar shower, WC, hand basin, and a heated towel warmer.

Bedroom One:
3.48 x 3.3
Double-glazed window, carpeted flooring, and a radiator.

Bedroom Two:
3.96 x 2.0
Double-glazed window, carpeted flooring, and a radiator.

Bedroom Three / Loft Conversion:
3.76 x 3.8
Carpeted stairs lead to a characterful third bedroom featuring carpeted flooring, exposed original beams, and a double-glazed window.

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
407 sq.ft. (37.8 sq.m.) approx.

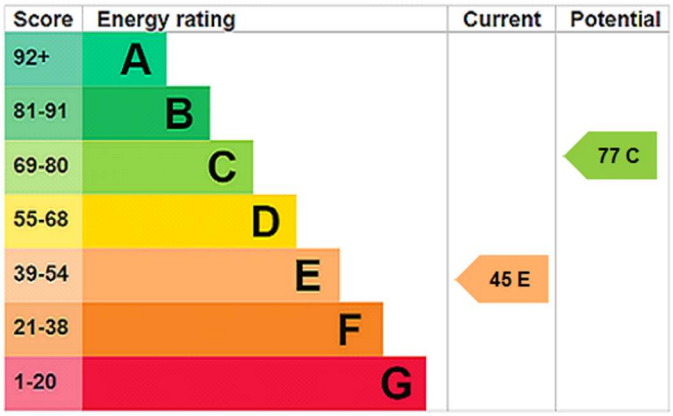
1ST FLOOR
370 sq.ft. (34.3 sq.m.) approx.

2ND FLOOR
172 sq.ft. (15.9 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.1 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