



**James Winn**  
**Estate Agents**

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## **83 Ashlands Road, Northallerton DL6 1HA**

Spacious 3-Bedroom End Terrace – Ideal for Families or Professionals

This well-presented three-bedroom end terraced home offers generous living space and a fantastic location, just a short stroll from local amenities and sought-after junior schools. Perfectly suited for families or professionals, this property blends comfort and convenience in equal measure.

Downstairs comprises an entrance hall, a bright living room, a separate dining room ideal for family meals or entertaining, a well-equipped fitted kitchen, a handy cloakroom/W.C., and a practical utility room.

Upstairs, you'll find three good-sized bedrooms and a stylish house bathroom with W.C., all thoughtfully laid out to suit modern living needs.

Outside, enjoy the benefit of gardens to both the front and rear—ideal for outdoor relaxation or play.

With gas central heating, double glazed windows throughout, and its end-terrace position offering a little extra privacy, this property is not to be missed.

EPC C - COUNCIL TAX BAND B.

**£800 PCM**

### SITUATION

Ashlands Road is situated in Northallerton. Northallerton offers a range of facilities including a very well served High Street including: Marks and Spencer Food, Betty's Tea Rooms, Barker's Department Store circa 1882, three supermarkets, several independent and chain restaurants, a twice weekly market including a monthly farmers market, primary and secondary schooling, a hospital and a library. Northallerton is located close to the North York Moors and Yorkshire Dales, offering a full range of outdoor pursuits and sporting activities. Northallerton is situated on the East Coast mainline providing regular train services to London, Edinburgh, Leeds and York. The recently extended A1M is 6 miles to the West, the A19 is 6 miles to the North East, both offering easy access to Leeds, York, Middlesbrough, Tees Valley and Leeds Bradford Airport.

### DIRECTIONS

From our office head South down the High Street turning left at the first roundabout onto Friarage Street, continue straight on at the next two roundabouts onto Bullamoor Road. Take the fourth turning on the right onto Ashlands Road where the property can be found on the fourth pedestrian street on the right hand side.

### THE ACCOMMODATION COMPRISES

#### ENTRANCE HALL

8'7" x 4'11" (2.63 x 1.52)

With double glazed windows to front and side, a double glazed entrance door to front and a radiator.

#### LIVING ROOM

17'8" x 11'7" (5.38m x 3.53m)

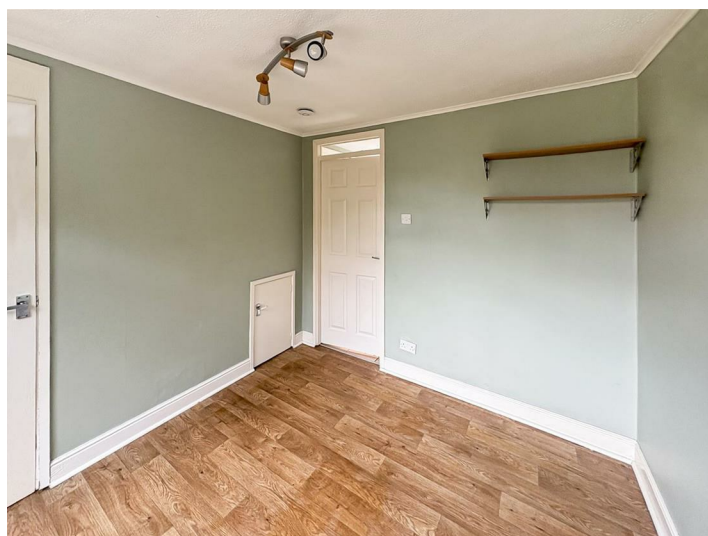
With double glazed windows to front and rear and a radiator.



DINING ROOM

9' x 8'9" (2.74m x 2.67m)

With a double glazed window to front and a radiator.



## KITCHEN

11' x 8'6" (3.35m x 2.59m)

With a double glazed window to rear, a radiator, a storage cupboard, tiled flooring, a range of matching fitted units with worktops over and tiled splashbacks, one and a half bowl single drainer sink unit, an integrated electric oven, hob and extractor hood over, space for a fridge freezer, space and plumbing for a washing machine.



## CLOAKROOM/W.C.

4'0" x 5'0" (1.23 x 1.53)

With a double glazed window to side, tiled flooring, a pedestal wash hand basin, and a low flush W.C..



## UTILITY ROOM

8'2" x 7'3" (2.5 x 2.21)

With a double glazed window to side and a double glazed door to rear, tiled flooring and a radiator.



### FIRST FLOOR LANDING

With an airing cupboard and a storage cupboard.

### BEDROOM ONE

11'8" x 10'5" (3.56m x 3.18m)

With a double glazed window to front, a storage cupboard and a radiator.



### BEDROOM TWO

11'10" x 8'10" (3.61m x 2.69m)

With a double glazed window to front, fitted cupboards and a radiator.



### BEDROOM THREE

8'7" x 7'10" (2.62m x 2.39m)

With a double glazed window to rear, fitted cupboards and a radiator.



### HOUSE BATHROOM/W.C.

6'7" x 5'10" (2.01 x 1.78)

With a double glazed window to rear, lino flooring, a white suite comprises: A panelled bath with a shower over, a pedestal wash hand basin, a low flush W.C. and a radiator.



### FRONT GARDEN

A gravelled front garden for ease of maintenance with planted shrub borders.



### REAR GARDEN

An enclosed rear garden laid to lawn with patio area and rear access.



## VIEWINGS

Having identified a potentially suitable property, we will arrange a viewing. Our office hours are 09:00 to 17:30 Monday to Friday and 09:00 to 13:00 on a Saturday, subject of course to the Landlords permission. All viewings will be accompanied by a member of staff, who will be able to provide immediate advice and answer any questions you may have.

## RENT

Rents are normally quoted on a calendar month basis. In addition, the Tenant is usually responsible for Council Tax, Water Rates, Gas, Electricity and Telephone costs.

Rents are payable by standing order (unless alternative arrangements are agreed in advance) to our Company bank account monthly in advance, with the first month's rent due before taking occupation of the premises.

## REFERENCES

We will take references on behalf of the Landlord. Normally these will include your employer, any former landlord and a character reference. In addition a credit check will be undertaken. These will be done by an independent body and the outcome will usually be final. As a rough guide we recommend that tenants ensure the rent is less than or equal to 40% of the prospective Tenant's/Guarantor's salary/income with a clean credit history. Tenants are usually required to be prior residents in the UK for at least 6 months.

Where a Tenant is unable to meet the required income or credit checks, the Tenant may have a Guarantor agree to underwrite any rent liabilities.

## OFFER/ APPLICATION

Having decided on a property, you will need to complete a written application form. At this time any details or requirements can be provisionally agreed, such as occupancy date, duration of the letting, etc.

## DEPOSIT

A deposit (or 'bond') is normally required prior to occupation. This is normally equal to five weeks rent. Check with our representative. Where we are managing the property, this deposit will be either; a) held by us and covered by insurance, or b) forwarded to the government authorised custodial body. We will inform you in writing of which scheme is used. Where we are not managing the property any tenancy deposit which is required will be taken by the Landlord. The deposit is held to cover any breakages, damage, rent arrears or other tenant liabilities. Where we are managing, at the end of the tenancy we will check the property in the presence of the Tenant and assess any damages and deductions due. Please note that the deposit cannot be used by the Tenant to cover rent.

## CLAUSES RENTAL

1/ 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. 2/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 3/ 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.

GROUND FLOOR  
529 sq.ft. (49.2 sq.m.) approx.

1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 982 sq.ft. (91.2 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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