

4 Westgarth, Northallerton DL7 8NA

CHAIN FREE - This wonderfully presented, extended two bedroom end-terrace home in central Northallerton must be seen to be appreciated. Nestled in the very centre of Northallerton in a private, unassuming street the property has been modernised and extended to create a fantastically balanced property with modern and period features throughout. Internal accommodation consists of an entrance hallway, living room, dining room, kitchen and extension family room to the ground floor with a handy laundry cupboard and ground floor cloakroom. The first floor holds an airy landing area with two double bedrooms (with the possibility to split the larger in two) and a modern bathroom. Externally the property offers private parking in a residents only car park and a paved courtyard garden with storage shed. Gas central heating and UPVC double glazed windows are present throughout, as expected. EPC rating D, council tax band B.

Chain Free £189,950

LOCATION

Westgarth is situated in Northallerton. Northallerton offers a range of facilities including a very well served High Street including: Marks and Spencer Food Hall, 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 Northallerton office head South down the High Street to the first roundabout, take the third exit into the Applegarth carpark. Continue straight down to the Wilkinson service yard and down the left hand side passage way you will find Westgarth.

THE ACCOMMODATION CONSISTS OF

HALLWAY

With timber front facing entrance door, tiled floor, stairs to first floor and radiator.



LIVING ROOM

12'3" x 10'6" (3.74 x 3.22)

With front facing UPVC double glazed window, open fireplace with timber surround and tiled hearth and radiator.



DINING ROOM

12'4" x 11'10" (3.78 x 3.61)

With feature fireplace, tiled floor, under stairs storage cupboard and radiator.



KITCHEN DINING ROOM

15'5" x 7'8" (4.72 x 2.35)

With a range of gloss fronted base, wall & drawer units, electric oven and grill, gas hob, worktops with inset stainless steel sink & drainer, tiled splashback with extractor hood over, integrated dish washer, rear facing UPVC double glazed window, laminate flooring with underfloor heating and radiator



FAMILY ROOM

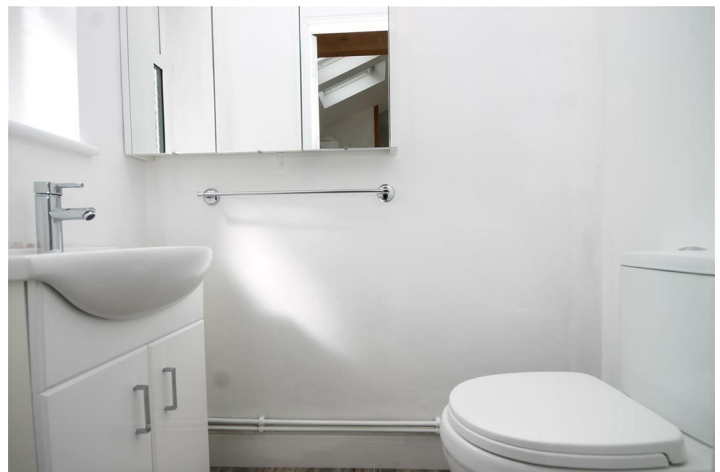
8'7" x 10'2" (2.64 x 3.12)

With vaulted ceiling, two ceiling Velux windows, side facing UPVC double glazed French doors, laminate flooring with underfloor heating, storage cupboard housing gas combi boiler and radiator.



CLOAKROOM

With side facing UPVC double glazed window, laminate flooring, low level WC and vanity wash hand basin.



FIRST FLOOR LANDING

With loft access hatch.



BEDROOM ONE

15'10" x 11'0" (4.83 x 3.36)

With two front facing UPVC double glazed windows and radiator.



BEDROOM TWO

9'11" x 12'0" (3.04 x 3.66)

With rear facing UPVC double glazed window, fitted wardrobes, wash hand basin and radiator.



SHOWER ROOM

With rear facing UPVC double glazed window, vanity wash hand basin, low level WC, shower cubicle, PVC panelled walls and heated towel rail.



EXTERNALLY

With private car parking and paved rear courtyard garden with brick built storage shed.



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 ADVICE

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 adviser based in Northallerton. 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.

VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

GROUND FLOOR

1ST FLOOR



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