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23 Newsham Way, Northallerton DL7 8HS

Offered CHAIN FREE, this wonderful two bedroom, semi-detached bungalow in the popular area of Romanby sits ready for its next owner. On a generous plot with a spacious interior the property is a great opportunity to create your ideal home. Internal accommodation consists of a welcoming entrance porch, hallway with storage cupboard, front to rear lounge, centrally located kitchen, a front facing double bedroom, a rear facing double bedroom and a house bathroom. Externally the property offers ample off street parking, a lawned front garden, lawned rear garden with patio area and a detached single garage with remote control electric roller shutter door. Gas central heating and UPVC double glazing is present throughout, as expected, as is a good level of decor and finish. EPC rating D, council tax band C.

£220,000

LOCATION

Newsham Way is a highly sought after street situated in Romanby which offers a post office, co-op mini supermarket, a public house and a bus route into Northallerton. Northallerton offers a range of facilities including shops, supermarkets, restaurants, a twice weekly market, primary and secondary schooling, a hospital and a library. There is a range of sporting and leisure facilities within the area as a whole. There are bus and rail links and access to the North Yorkshire Moors, the Yorkshire Dales, the A1, A19 and Durham Tees Airport.

DIRECTIONS

From Northallerton High Street head south, going straight on at the first roundabout, continue down the High Street turning right at the next roundabout onto South Parade. Proceed down South Parade and straight over at the roundabout passing the railway station and over the railway lines onto Boroughbridge Road. Take the right turn at the roundabout onto Lees Lane and first right onto Ainderby Road. Turn right onto Pennine Way then right onto Newsham Way where the property sits on your left.

THE ACCOMMODATION CONSISTS OF

PORCH

4'0" x 5'7" (1.24 x 1.72)

With front facing UPVC double glazed door, front and side facing UPVC double glazed window, part PVC panelled walls and tiled floor.



HALLWAY

5'0" x 12'9" (1.53 x 3.89)

With loft access hatch, storage cupboard and radiator.

LOUNGE

17'2" x 12'5" (5.24 x 3.80)

With front and rear facing UPVC double glazed windows, fireplace inset into fire surround, TV point and radiators.



KITCHEN

11'7" x 9'4" (3.54 x 2.85)

With rear facing window, range of base, wall & drawer units, worktops inset with stainless steel sink & drainer, tiled splashback, electric oven point, cupboard with hot water storage tank and radiator.



UTILITY ROOM

5'3" x 8'8" (1.62 x 2.66)

With rear facing UPVC double glazed window & door, worktop, plumbed for washing machine, PVC panelled walls and tiled floor.



BEDROOM ONE

11'10" x 12'0" (3.62 x 3.66)

With front facing UPVC double glazed window and radiator.



BEDROOM TWO

11'6" x 8'10" (3.52 x 2.71)

With rear facing UPVC double glazed window and radiator.



BATHROOM

6'10" x 5'5" (2.10 x 1.67)

With side facing UPVC double glazed window, low level WC, pedestal wash hand basin, panelled bath with shower & screen over, part tiled walls, tiled floor and heated towel rail.



GARAGE

16'0" x 8'5" (4.88 x 2.59)

With front facing remote control electric roller shutter door, side facing UPVC double glazed window, power & lighting.



EXTERNALLY

With spacious driveway, lawned gardens to front and rear and rear patio area.



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



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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