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## **77 St. James Drive, Northallerton DL7 8YW**

**\*\* CHAIN FREE \*\***

This perfectly located, three bedroom detached bungalow in Northallerton is sure to be an attractive prospect to a wide range of buyers. Located on a quiet spot at the end of St James Drive, overlooking surrounding green land, the property is ideally situated. Internal accommodation consists of an entrance hallway, spacious lounge, dining room conservatory and breakfast kitchen. There are three bedrooms, each with their own fitted storage and the largest with an en-suite shower room and finally a house bathroom. Externally the property offers a brick paved driveway leading to a detached single garage with lawned gardens to front and rear with a timber shed and patio area to the rear garden. UPVC double glazing and gas central heating is present throughout and the property is ready to personalise to create your dream home.

EPC Rating D - Council Tax Band D.

**£325,000**

## LOCATION

St James Drive 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 going straight on at the next two roundabouts and onto the Thirsk Road. Take the fourth right hand turn onto St. James Drive and follow to the very end where the property sits on the left hand side.

## THE ACCOMMODATION CONSISTS OF

### HALLWAY

With side facing timber access door, loft access hatch, storage cupboard and radiator.





### LOUNGE

15'1" x 11'3" (4.61 x 3.45)

With rear facing UPVC double glazed window, electric fire inset into brick fireplace & tiled hearth, TV point and radiator.



### DINING ROOM

8'6" x 9'8" (2.61 x 2.97)

With rear facing double glazed patio door and radiator.



### CONSERVATORY

With UPVC double glazed construction, side facing UPVC double glazed door and radiator.



### BREAKFAST KITCHEN

13'1" x 9'11" (3.99 x 3.03)

With side facing UPVC double glazed window & door, range of base, wall & drawer units, worktops over, stainless steel sink & drainer, gas hob, electric oven, plumbed for washing machine, tiled splashback, breakfast bar, tiled floor and radiator.





### BEDROOM ONE

10'9" x 9'11" (3.30 x 3.03)

With front facing UPVC double glazed window, fitted wardrobes and radiator.



### EN-SUITE SHOWER ROOM

6'8" x 4'0" (2.04 x 1.24)

With side facing UPVC double glazed window, shower cubicle, low level WC, pedestal wash hand basin, part tiled walls and radiator.



### BEDROOM TWO

9'0" x 8'3" (2.75 x 2.52)

With side facing UPVC double glazed window, fitted wardrobes and radiator.



### BEDROOM THREE

9'0" x 8'3" (2.75 x 2.52)

With front facing UPVC double glazed window, fitted wardrobes and radiator.



## BATHROOM

6'7" x 5'6" (2.03 x 1.68)

With low level WC, vanity wash hand basin, panelled bath with shower and screen over, tiled floor & walls, airing cupboard with hot water tank and heated towel rail.



## GARAGE

16'5" x 8'3" (5.02 x 2.52)

With electric roller shutter door, storage space in roof and power & lighting.



## FRONTAGE

With lawned garden and brick paved driveway leading to garage.





## REAR GARDEN

With lawned garden, timber shed, stone patio and gravel areas with views over surrounding green land.



## 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.

## 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 gas, electricity, water and drainage.

**MAINTENANCE / SERVICE CHARGE:** N/A

**WATER METER:** YES

**PARKING ARRANGEMENTS:** Off road parking for 2 cars

**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:** N/A

**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.



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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