



58 The Crescent, Northallerton DL6 1EY

This thoughtfully extended three bedroom semi-detached home in central Northallerton is the perfect family property with bags of space inside and out. Located in a popular area in central Northallerton the properties lies just minutes walk from the town centre and its amenities. Internal accommodation consists of a spacious entrance hallway, separate lounge, a good sized dining room, kitchen and added conservatory to the ground floor whilst the first floor holds a landing, two double bedrooms with fitted storage, a single bedroom and a family bathroom. Externally the property offers an easy maintenance gravelled front garden with off street parking and a well-sized rear garden with patio and decking areas as well as a lawned garden. UPVC double glazing and gas central heating is present throughout as expected. EPC rating C, council tax band B.

Chain Free £200,000

LOCATION

The Crescent is situated in Northallerton which 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 Teesside International Airport.

DIRECTIONS

From our Northallerton office head South down the High Street, turning left at the first roundabout and straight on at the next two onto Bullamoor Road. At the mini roundabout take a right turn onto Valley Road where The Crescent is on the left.

THE ACCOMMODATION CONSISTS OF

HALLWAY

13'6" x 5'11" (4.13 x 1.81)

With front facing UPVC double glazed window & door, stairs to first floor and radiator.



LOUNGE

12'0" x 12'0" (3.68 x 3.67)

With front & side facing UPVC double glazed windows, electric fire inset into surround, mid rail, picture rail and radiator.



DINING ROOM

10'10" x 18'4" max (3.32 x 5.59 max)

With rear facing window, storage cupboard under stairs, cloak cupboard, further storage cupboard, electric fire inset into surround and radiator.



KITCHEN

9'6" x 9'5" (2.92 x 2.88)

With front and rear facing UPVC double glazed windows & doors, a range of base, wall & drawer units, worktops inset with stainless steel sink & drainer, tiled splashbacks, recess for fridge and electric radiator.



SUN ROOM

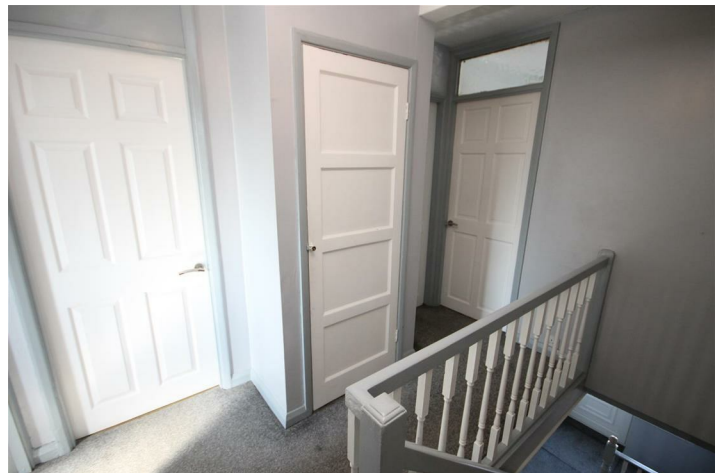
10'5" x 14'7" (3.19 x 4.46)

with double glazed window units incorporating blinds, solid roof, metal framed with timber covering, French doors to rear and electric fire.



LANDING

With loft access hatch and linen cupboard.



BEDROOM ONE

12'0" x 10'4" (3.67 x 3.17)

With front and side facing UPVC double glazed windows, recess for storage and radiator.



BEDROOM TWO

10'11" x 10'5" (3.35 x 3.18)

With rear facing UPVC double glazed window, storage cupboard and radiator.



BEDROOM THREE

8'10" x 7'9" (2.70 x 2.38)

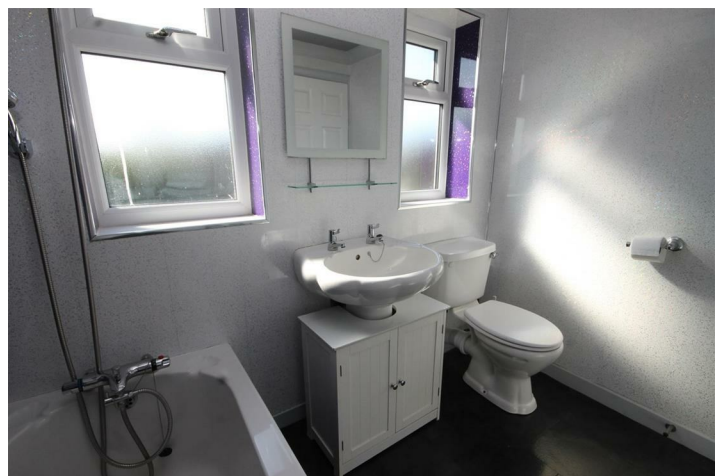
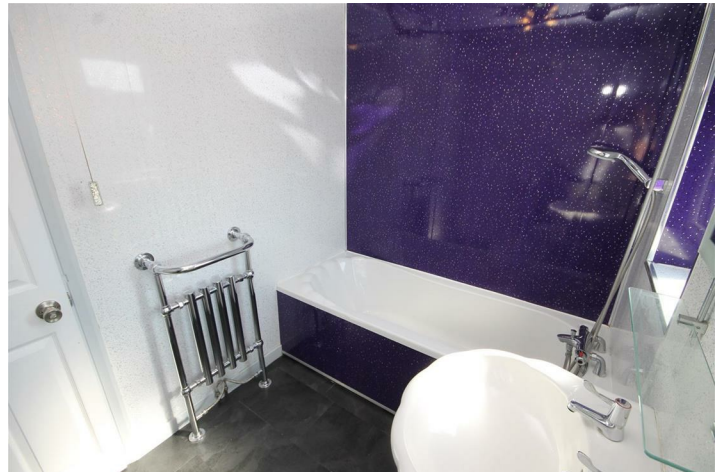
With front facing UPVC double glazed window and radiator.



BATHROOM

5'6" x 7'8" (1.68 x 2.34)

With two rear facing UPVC double glazed windows, panelled bath with shower over, low level WC, pedestal wash hand basin, PVC panelled walls and heated towel rail.



EXTERNALLY

With gravelled garden and driveway to front, lawned garden with patio and decking to rear and timber sheds.



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

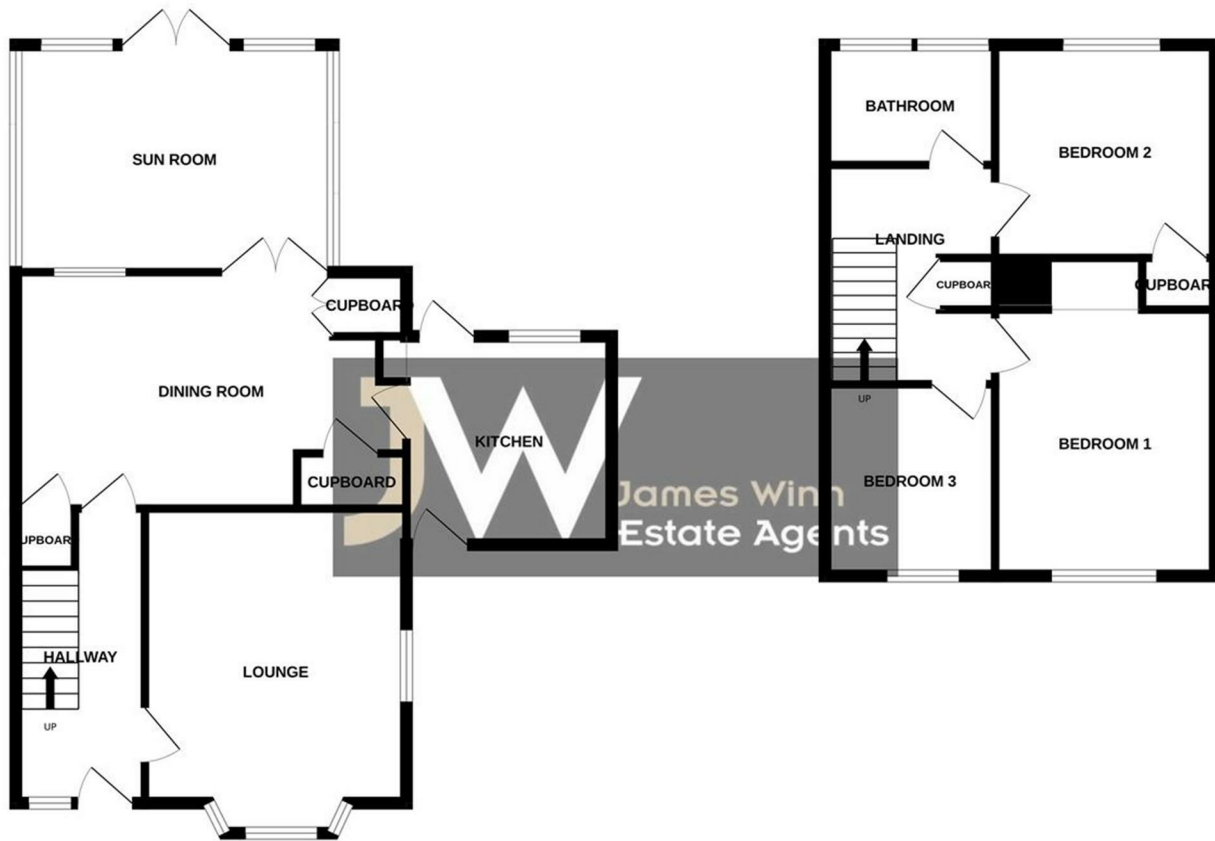
James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage adviser based in Northallerton. Call 01609 777125 or 01845 524488. (Remember your home 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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