



## 100 Bankhead Road, Northallerton DL6 1JD

This well presented and ideally situated two bedroom semi detached house located right near the heart of Northallerton offering great access to the town centre and other local amenities. It is perfect for those just starting their property journey, or for buy to let investors. Sitting on a corner plot the property offers gated access to the rear garden. Inside the property consists of an entrance porch, living room and a fitted kitchen, upstairs is two good sized double bedrooms and a house bathroom. Externally the property offers a rear garden with gated access down the side and to the rear with a stone patio and laid lawn, timber shed and outside tap. UPVC double glazing and gas central heating is present throughout. EPC rating C, Council tax band B

**Offers In Excess Of £160,000**

### LOCATION

Bankhead Road 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, 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, Middlesborough, 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 and bear left onto Bankhead road, follow the road round and the property is situated on your right.

### ENTRANCE PORCH

6'0" x 4'3" (1.85 x 1.31)

With side facing UPVC double glazed panelled front door, front facing UPVC double glazed window, electric and gas meter.



**LIVING ROOM**

17'3" x 12'11" (5.27 x 3.94)

With front facing UPVC double glazed window, gas fireplace, tv point, access to first floor and two radiators.



## KITCHEN

9'2" x 12'11" (2.80 x 3.94)

With rear facing UPVC double glazed French door, rear facing UPVC double glazed window, laminate flooring, plumbing for dishwasher/washing machine, gas hob, electric oven, a range of timber floor, draw & wall units, stainless steel sink + drainer and a tiled splashback.



## LANDING



**BEDROOM ONE**

11'8" x 12'11" (3.58 x 3.94)

With a large front facing UPVC double glazed window and a radiator.



## BEDROOM TWO

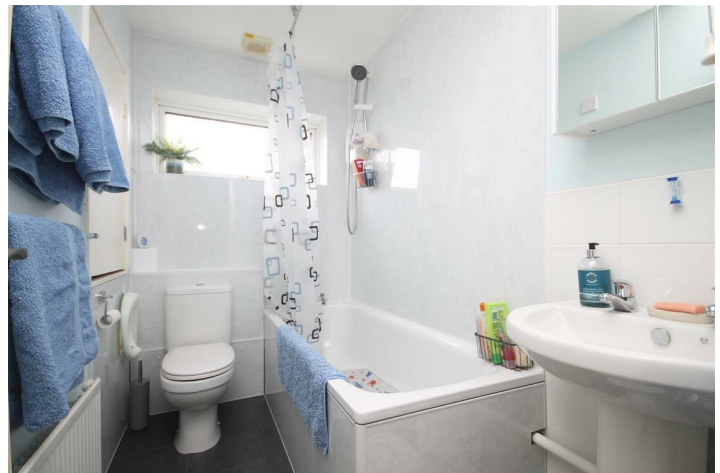
9'2" x 12'11" (2.80 x 3.94)

With a large rear facing UPVC double glazed window and a radiator.



## HOUSE BATHROOM

With side facing UPVC double glazed window, pedestal wash hand basin, low level WC, panelled bath with shower over, laminate flooring and a radiator.



## GARDEN

With mostly laid lawn, stone patio area, timber shed, outside tap gated access at the rear with dropped curb that could be converted back into parking.



## EXTERNALLY



## 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.

## PLEASE NOTE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

If you have any concerns we recommend that you ask us to verify any queries before going to any expense.

## VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.



GROUND FLOOR

1ST 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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