



## 31 Brickside Way, Northallerton DL6 2FE

This modern townhouse on Brickside Way, Northallerton, comes to market in almost new condition and is definitely ready to love. Ideally located just a short stroll from Northallerton town centre, but also offering easy access to local commuter networks this property is a fantastic opportunity for a wide range of buyers. Internal accommodation consists of a lounge, central hallway with ground floor WC and kitchen breakfast room to the ground floor. The first floor holds two bedrooms and the house bathroom whilst the second floor holds a full length master bedroom. Externally the property holds two off street parking spaces and a lawned rear garden with patio areas. UPVC double glazing and gas central heating is present throughout as well as the property also including the remaining 7 years of it's NHBC certification. EPC rating B, council tax band C.

**£199,950**

## LOCATION

Brickside Way 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 North up the High Street proceeding straight over at the mini roundabout. Continue over the level crossing and again continue straight over the mini roundabout onto the Darlington Road, at the next roundabout take the first exit onto Kings Park, take your first left then right on Brickside Way where number 31 is on your right hand side down the little road leading to the properties facing the main road..

## THE ACCOMMODATION CONSISTS OF

**LOUNGE**

14'9" x 11'10" (4.50 x 3.62)

With front UPVC double glazed window & door, storage cupboard under stairs, TV point and radiator.



**INNER HALL**

4'7" x 7'2" (1.41 x 2.19)

With stairs to first floor.

**GROUND FLOOR WC**

3'4" x 4'4" (1.04 x 1.33)

With low level WC, pedestal wash hand basin and radiator.



**KITCHEN BREAKFAST ROOM**

7'8" x 11'9" (2.36 x 3.59)

With rear facing UPVC double glazed window & door, range of base, wall & drawer unit, worktops over inset with stainless steel sink & drainer, panelled wall feature, gas combi boiler in cupboard, gas hob, electric oven and radiator.



**FIRST FLOOR LANDING**

With radiator and stairs to second floor.

**BEDROOM TWO**

10'4" x 11'10" (3.17 x 3.63)

With two front facing UPVC double glazed windows and radiator.



**BEDROOM THREE**

8'9" x 11'10" (2.68 x 3.63)

With rear facing UPVC double glazed window and radiator.



**BATHROOM**

7'10" x 5'6" (2.41 x 1.70)

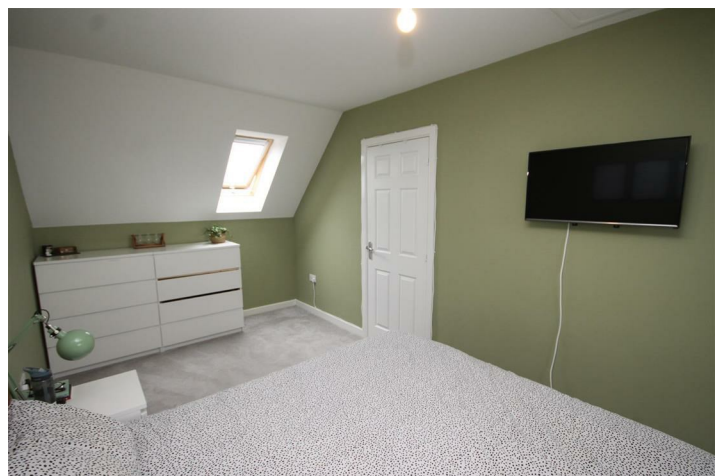
With panelled bath, shower & screen over, low level WC, pedestal wash hand basin, part tiled walls and radiator.



**BEDROOM ONE**

21'3" x 8'5" (6.49 x 2.59)

With two front and one rear facing UPVC double glazed windows, storage, TV point and radiator.



**EXTERNALLY**

With two off street parking spots and lawned rear garden with stone laid patio.



## 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.



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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