



2 Bradley Avenue, Northallerton DL6 1SE

**** CHAIN FREE ****

This wonderfully presented four bedroom detached family home on Bradley Avenue, Northallerton comes to market ready for its next owner. Located on a quiet cul-de-sac a short walk from Northallerton town centre the property is ideal for family living with just as much room downstairs as upstairs and scope for personalisation. Internal accommodation consists of an entrance hallway, kitchen, living room and dining room with an added conservatory and access to the integrated single garage on the ground floor, whilst the first floor holds four good sized bedrooms (the largest with en-suite shower room) and a family bathroom. Externally the property offers front and rear gardens with a double driveway to the front and patio areas to the rear. UPVC double glazing and gas central heating is present throughout as expected. EPC rating C, council tax band E.

£385,000

LOCATION

Bradley Avenue is situated within walking distance of Northallerton Market Place. Northallerton offers a range of facilities including a very well served High Street including: Marks and Spencer Food, 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 Air

DIRECTIONS

From Northallerton high street head south continuing straight on at the first roundabout onto Thirsk Road. Take the third turning on the left onto Mill Hill Lane continuing up and over the hill, then take the second turning on the right into Mill Hill Crescent. Bear right and then left onto Bradley Avenue where number 2 can be found on the right hand side.

HALLWAY

16'6" x 5'1" (5.04 x 1.57)

With front facing UPVC door, access to first floor and a radiator.



CLOAKROOM/W.C

With a side facing UPVC double glazed window, low level wc, pedestal wash hand basin and a radiator.

LOUNGE

17'3" x 11'9" (5.26 x 3.59)

With front facing UPVC double glazed bay windows, gas fireplace, TV point and two radiators.



KITCHEN

11'5" x 11'1" (3.50 x 3.40)

With a rear facing UPVC window, sink+ drainer, a range of wall draw & floor units, gas hob and electric oven.



DINING ROOM

10'11" x 9'10" (3.35 x 3.00)

With rear facing patio doors to conservatory and a radiator.



CONSERVATORY

10'9" x 9'9" (3.30 x 2.99)

With UPVC double glazed windows surrounding, side facing door and heater.



LANDING

BEDROOM ONE

14'1" x 12'4" (4.30 x 3.76)

With a front facing UPVC double glazed window, built in double wardrobes, access to en suite and a radiator.



EN SUITE

With a front facing UPVC double glazed window, low level wc, step in shower, vanity sink unit and a radiator.



BEDROOM TWO

14'1" x 10'5" (4.30 x 3.20)

With a front facing UPVC double glazed window, built in wardrobes and a radiator.



BEDROOM THREE

10'11" x 9'2" (3.35 x 2.81)

With a rear facing UPVC double glazed window, built in wardrobes and a radiator.



BEDROOM FOUR

8'3" x 9'5" (2.52 x 2.88)

With a rear facing UPVC double glazed window, built in wardrobe and a radiator.



MAIN BATHROOM

8'2" x 7'8" (2.49 x 2.36)

With a rear facing UPVC double glazed window, low level w.c, pedestal wash hand basin, paneled bath and a radiator.



GARAGE

With a single manual up & over door, power and electric

GARDEN

With mostly laid lawn, stone patio area, side gated access and an external tap.

EXTERNALLY



MORTGAGE AND FINANCIAL

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.

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.

GROUND FLOOR

1ST FLOOR

