



5 High Trace, Northallerton DL6 1BG

This wonderfully presented and well located three bedroom detached house on High Trace is sure to attract attention. Situated on one of the highest spots of Northallerton, not only does this property offer immaculate internal accommodation but also great views to the rear. Internally the property consists of an entrance hall, downstairs W.C, living room, dining room and kitchen, to the first floor is three bedrooms and a house bathroom. To the front of the property is a laid lawn and patterned concrete driveway, to the rear is a large south facing laid lawn garden with stone paved patio and finally a single detached garage. Viewings are highly recommended to appreciate all this property has to offer. EPC rating D, Council tax band E.

£350,000

LOCATION

High Trace 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, Middlesborough, Tees Valley and Leeds Bradford Airport.

DIRECTIONS

From our Northallerton office, head South down the High Street, proceeding straight on at the first two roundabouts onto Thirsk Road. Take the third left turning onto Mill Hill Lane and continue over the hill and then take the first right turn onto South Vale where High Trace is the second turning on the right, the property is located on the left hand side.

ENTRANCE HALL

3'6" x 8'10" (1.09 x 2.71)

With side facing UPVC double glazed panelled door, front facing UPVC double glazed window, access to first floor and a radiator.



DOWNSTAIRS W.C

5'9" x 3'3" (1.76 x 1.0)

With side facing UPVC double glazed window, pedestal wash hand basin, low level W.C storage cupboard and a radiator.



LIVING ROOM

10'3" x 15'4" (3.14 x 4.69)

With front facing UPVC double glazed bay window, TV point, electric fireplace and a radiator.



DINING ROOM

8'5" x 11'6" (2.59 x 3.51)

With rear facing UPVC double glazed French doors to garden, karndean flooring and a radiator.



KITCHEN

14'4" x 12'10" (4.39 x 3.93)

With rear facing UPVC double glazed window, stainless steel sink and drainer, double oven, electric hob, integrated dishwasher, integrated fridge/freezer, integrated washing machine and integrated tumble dryer, a range of wall draw and floor units, large pull out larder karndean flooring, side facing UPVC door and a radiator,



LANDING

With front facing UPVC double glazed window, airing cupboard housing the gas central heating boiler and a radiator



BEDROOM ONE

10'8" x 11'11" (3.26 x 3.65)

With rear facing UPVC double glazed window and a radiator.



BEDROOM TWO

8'2" x 12'11" (2.51 x 3.95)

With front facing UPVC double glazed windows and a radiator.



BEDROOM THREE

12'2" x 5'9" (3.71 x 1.76)

With front facing UPVC double glazed window and a radiator.



HOUSE BATHROOM

7'1" x 12'5" (2.18 x 3.81)

With two rear facing UPVC double glazed windows, panelled bath, separate shower, low level WC, pedestal wash hand basin and two radiators.



GARAGE

With front facing timber doors, power and lighting.



GARDEN

With mostly laid lawn and stone paved patio.



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

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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.



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