



## 50 Goldfinch Way, Northallerton DL6 2FT

This wonderfully presented and further upgraded CHAIN FREE detached three bedroom home on a newly established estate on the outskirts of Northallerton is sure to grab attention. Located on the edge of town this property offers great access to the town centre as well as offering easy access to the A19 and surrounding commuter networks. Recently finished around 18 months ago, the property offers the remainder of its New Home Buyers guarantee and has been through the snagging process for new builds as well as having been treated to some upgrades and improvements from new. Accommodation consists of an entrance hallway, comfy lounge, kitchen dining room and ground floor WC, upstairs the property consists of three double bedrooms, a house bathroom and master en-suite to the first floor. Externally the property offers off street parking leading to an integrated garage, to the rear the property is mostly laid lawn garden with stone patio. UPVC double glazing and gas central heating throughout. EPC rating B, council tax band D.

**Offers Over £279,950**

## LOCATION

Goldfinch Way is situated on the new Kingsbrook development just north of Northallerton high street. Northallerton offers a range of facilities including a very well served High Street including: Marks and Spencer Food Hall, Bettys 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 Northallerton High Street head north over the level crossing and straight over at the mini roundabout. Passing the petrol station take the first exit at the next roundabout. Continue along the road and take the left hand turn just before the bridge onto Goldfinch Way and continue to where the property is located on the right hand side.

## ENTRANCE PORCH

3'8" x 4'8" (1.13 x 1.43)

## LIVING ROOM

18'4" x 10'2" (5.61 x 3.12)

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





**KITCHEN DINER**

20'6" x 8'2" (6.26 x 2.50)

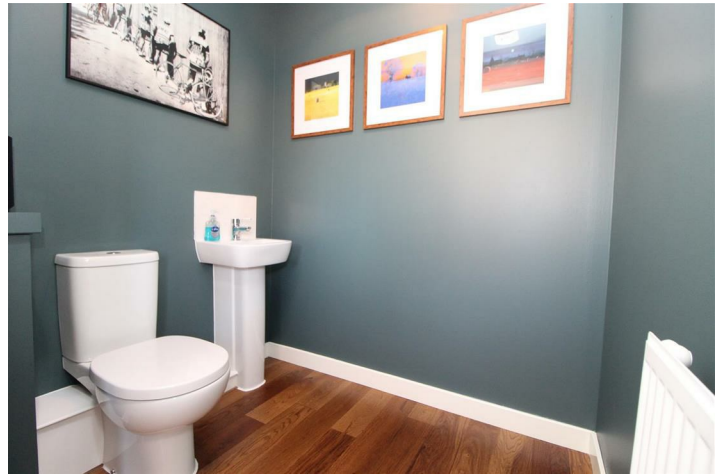
With rear facing UPVC double glazed French doors and windows, double oven, gas hob, quartz counter tops, integrated fridge and freezer, integrated dishwasher and plumbing for washing machine.



**CLOAKROOM/W.C**

4'8" x 5'8" (1.44 x 1.73)

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



**LANDING**

**BEDROOM ONE**

20'7" x 9'4" (6.28 x 2.85)

With three front facing UPVC double glazed windows and a radiator



### EN-SUITE

6'9" x 5'8" (2.07 x 1.74)

With a side facing UPVC double glazed window, low level WC, pedestal wash hand basin, shower and a heated towel rail.



### BEDROOM TWO

11'1" x 10'5" (3.40 x 3.20)

With rear facing UPVC double glazed window and a radiator.



### BEDROOM THREE

9'3" x 9'10" (2.83 x 3.01)

With rear facing UPVC double glazed window and a radiator.



**FAMILY BATHROOM**

6'10" x 10'5" (2.09 x 3.20)

With side facing UPVC double glazed window, panelled bath, pedestal wash hand basin, low level WC.



**GARDEN**

With mostly laid lawn, stone patio and external tap.

**GARAGE**

With manual up and over door, power and lighting.



EXTERNALLY

With parking for two vehicles.



## 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.



GROUND FLOOR

1ST FLOOR



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