

### 49 Phoenix Grove, Northallerton DL7 8PN

A well presented and ideally located NO CHAIN modern four bedroom town house situated on a quiet cul-de-sac, within a quarter of a mile of Northallerton Town Centre and Railway Station. The property has double glazed windows, gas central heating and comprises: an entrance hall; a cloakroom/W.C.; a large dining kitchen with integrated appliances and French doors opening onto the South facing garden; a first floor living room with French doors opening onto a Juliette balcony; four bedrooms with the master bedroom having an en suite shower room/w.c.; a house bathroom/w.c.; an integral garage with a Tarmac driveway providing off street parking for two vehicles and an enclosed South facing rear garden. With spacious accommodation and an early viewing is a must. EPC rating C. Council tax band D.

**Chain Free £235,000**

### LOCATION

Phoenix Grove 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.

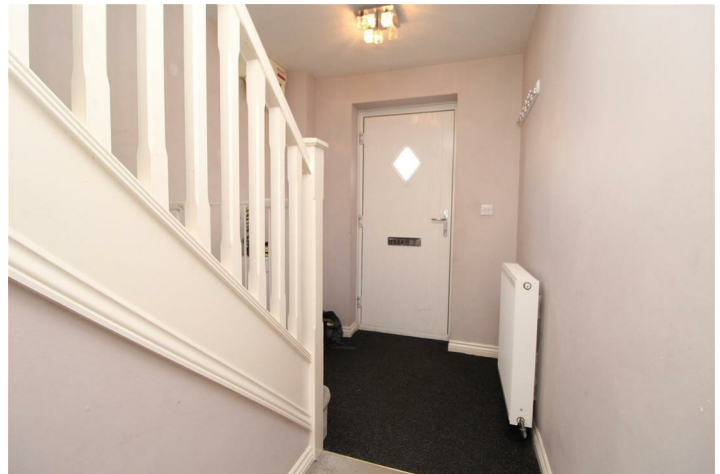
### DIRECTIONS

From the Northallerton office head South down the High Street and take the right hand turning at the traffic lights onto Romanby Road. Continue along Romanby Road and take the right hand turning after the pedestrian crossing onto Springwell Lane, then second left onto Phoenix Grove. Take the second turning on the right where number 49 can be found near the bottom of the cul-de-sac on the left hand side.

### INTERNAL ACCOMMODATION CONSISTS OF

#### ENTRANCE HALL

With a double glazed window, entrance door to front and a radiator.



#### CLOAKROOM/W.C

With a pedestal wash hand basin, low flush W.C. and a radiator.

### KITCHEN DINER

With a double glazed window to rear, double glazed French doors open to rear, downlighters, a radiator, tiled flooring, a range of matching fitted units with worktops over and tiled splashbacks, one and a half bowl stainless steel sink unit, integrated gas hob, oven, an extractor hood over, space and plumbing for a washing machine and space for a fridge freezer.



### FIRST FLOOR LANDING

With a double glazed window to front, a radiator and an airing cupboard.



### LIVING ROOM

With a radiator and double glazed French doors opening to a Juliet balcony.



### BEDROOM ONE

With a double glazed window to front and a radiator.



### BATHROOM

A white suite comprises: a panelled bath, a pedestal wash hand basin, a low flush W.C., a radiator and an extractor fan.



## SECOND FLOOR LANDING

With a radiator, a linen cupboard and access to the roof space.

## BEDROOM TWO

With a double glazed window to front and a radiator.



## EN-SUITE

With a double glazed window to front, a white suite comprises: a shower cubicle, a pedestal wash hand basin, a low flush W.C. and a radiator.



### BEDROOM THREE

With a double glazed window to rear and a radiator.



### BEDROOM FOUR

With a double glazed window to rear and a radiator.



### GARDEN

An enclosed South facing rear garden, laid to lawn.

### GARAGE

Integral garage with up and over door to front, electric light and power.

### EXTERNALLY

A Tarmac driveway providing off street parking leads to the garage



## 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.

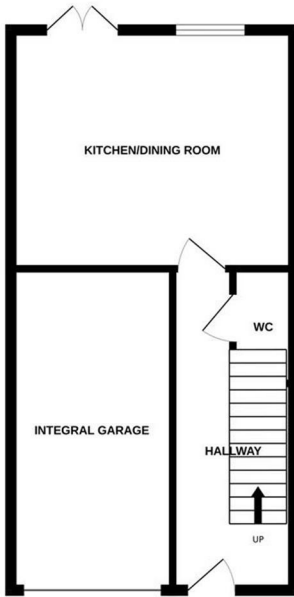
If you have any concerns we recommend that you ask us to verify any queries before going to any expense.

## VIEWING BY APPOINTMENT

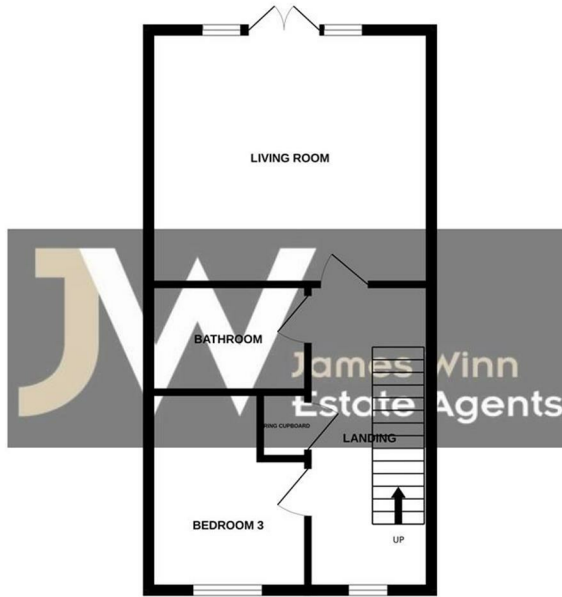
Viewing is Strictly By Appointment Only.



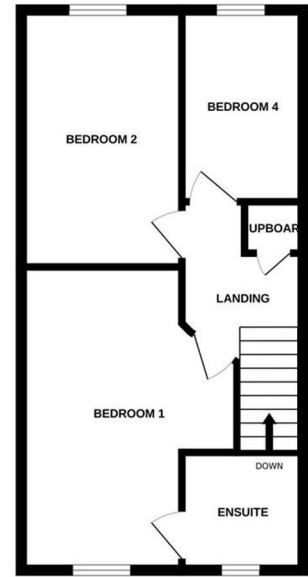
GROUND FLOOR



1ST FLOOR



2ND 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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