

## 11 Blackthorn Road, Northallerton DL7 8WB

This wonderfully presented three bedroom townhouse in Northallerton sits ready and waiting for its next owner. Beautifully presented and with a host of great features this property, set out over three floors, is sure to attract attention from a wide range of buyers. Located on a recently built development within walking distance on Northallerton town centre and close to shops and schools the property is ideal for families too. Internal accommodation consists of an entrance hallway, ground floor WC, storage cupboard, study and spacious kitchen diner with a lovely outlook onto the rear garden. The first floor holds a private lounge with a unique balcony accessed via French doors, again overlooking the rear garden, as well as a good sized master bedroom with fitted storage and en-suite shower room. The second floor holds two further double bedrooms and a house bathroom. Externally the property offers a rear gravelled & paved garden for ease of maintenance as well as a single garage in an adjacent block with a parking space in front. This property is still under its NHBC warranty. EPC rating B. council tax band D.

**Offers Over £260,000**

## LOCATION

Blackthorn Road 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, Teesside International 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 take the first exit at the mini roundabout onto the Yafforth Road, at the next roundabout take the first exit onto Ben Hyde Way, first right onto Blackthorn Road and follow the road round to the right where No. 9 can be found on the left hand side.

## THE ACCOMMODATION CONSISTS OF

### HALLWAY

12'5" x 3'5" (3.81 x 1.06)

With front facing double glazed door, utility cupboard with plumbing for washing machine & gas boiler, laminate flooring, stairs to first floor and radiator.





**GROUND FLOOR WC**

4'9" x 3'2" (1.47 x 0.98)

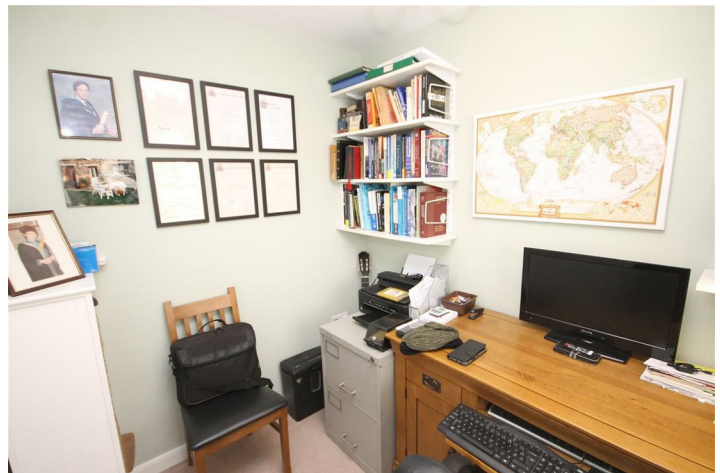
With low level WC, corner wash hand basin, part tiled walls, laminate flooring and radiator.



**STUDY**

7'10" x 6'4" (2.39 x 1.94)

With front facing UPVC double glazed window and radiator.



### KITCHEN DINER

20'2" + bay x 13'8" (6.16 + bay x 4.18)

With rear facing UPVC double glazed bay window with French doors, kitchen area with base, wall & drawer units, worktops over, stainless steel sink & drainer, gas hob with stainless steel extractor hood over. electric oven, storage cupboard under stairs, plumbed for dishwasher, spotlights, laminate flooring and TV point in living area.



**FIRST FLOOR LANDING**

With linen cupboard housing hot water tank and radiator to landing

**LOUNGE**

10'11" x 13'8" (3.34 x 4.18)

With rear facing UPVC double glazed windows & French doors leading to balcony area, TV point and radiators.





**BEDROOM ONE**

10'3" x 11'9" (3.13 x 3.60)

With two front facing UPVC double glazed windows, fitted wardrobes, TV point and radiator.



**EN-SUITE SHOWER ROOM**

6'6" x 6'0" (1.99 x 1.83)

With shower cubicle, low level WC, pedestal wash hand basin, part tiled walls and heated towel rail.



**SECOND FLOOR LANDING**

With access to half boarded loft area.

**BEDROOM TWO**

13'3" x 13'5" (4.04 x 4.11)

With front facing UPVC double glazed window & front facing Velux window and radiator.



**BEDROOM THREE**

10'11" x 13'6" (3.33 x 4.14)

With rear facing UPVC double glazed window and radiator,





## BATHROOM

6'6" x 5'10" (1.99 x 1.80)

With low level WC, pedestal wash hand basin, bath with shower & screen over, part tiled walls and heated towel rail.



## EXTERNALLY

With single garage in block, one parking space in front and rear gravelled & paved garden. Double electric socket, tap and light.

## 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.

## MATERIAL INFORMATION

The following information should be read and considered by any potential buyers prior to making a transactional decision:

**SERVICES:** We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

**MAINTENANCE / SERVICE CHARGE:** N/A

**WATER METER:** Yes

**PARKING ARRANGEMENTS:** 1 allocated parking space and garage

**BROADBAND SPEED:**

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

**ELECTRIC CAR CHARGER:** No

**MOBILE PHONE SIGNAL:** No Known issues

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

