



28 Wycliffe Avenue, Northallerton DL7 8SZ

Immaculately presented four bedroom semi detached family home is ideally situated in a pleasant cul-de-sac in the much sought after area of Romanby on the South side of Northallerton. It stands in a good sized plot making the property larger than average. The accommodation has double glazing, gas central heating and in brief comprises of; entrance hall, lounge, dining room, sunroom with patio doors leading to the rear garden, fitted kitchen, four good sized bedrooms upstairs and a family bathroom, shower room and dressing room. Externally a driveway leading to the garage and providing ample off street parking, whilst to the rear there is a private enclosed garden. An internal inspection of this superb family home is a must. EPC: C - Council Tax: D - Freehold

£340,000

SITUATION

Wycliffe Avenue 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.

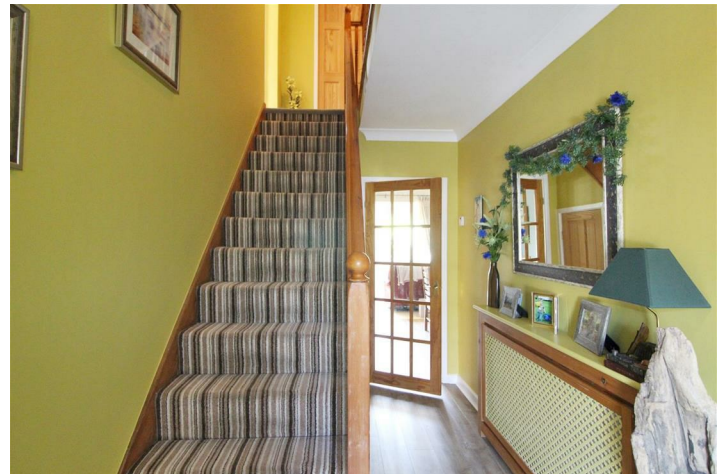
DIRECTIONS

From our Northallerton office proceed South down the High Street, going straight over the first roundabout and turn right at the next roundabout onto South Parade. At the bottom of South Parade take the second exit (straight across) onto Boroughbridge Road, after 200 yards turn left into Helmsley Way, continue along the road then turn left onto Wycliffe Avenue and the property is on the right hand side.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

With UPVC double glazed door and window to the front and a radiator.



LOUNGE

11'6" x 14'8" (3.53m x 4.49m)

UPVC double glazed window to the front, radiator and gas fire.



DINING AREA

18'4" x 10'2" (5.61m x 3.10m)

Opening to the sun room and radiator.



KITCHEN

10'8" x 14'1" (3.26m x 4.30m)

With integrated fridge freezer, dishwasher, microwave, electric oven, gas hob and extractor hood, plumbing for a washing machine, wall draw and base units, one and a half bowl sink, wood effect work surfaces, rear facing double glazed windows and a underfloor heating.



SUN ROOM

18'5" x 8'10" (5.63m x 2.71m)

UPVC double glazed patio doors and windows to rear garden and Velux windows all with fitted blinds and underfloor heating.



BOOT ROOM

3'2" x 7'6" (0.98m x 2.30m)

UPVC double glazed door to the front.

DOWNSTAIRS W/C

3'2" x 6'6" (0.98m x 2.00m)

With low level w.c., wash hand basin, rear facing double glazed window.

LANDING

BEDROOM

12'0" x 15'5" (3.68m x 4.71m)

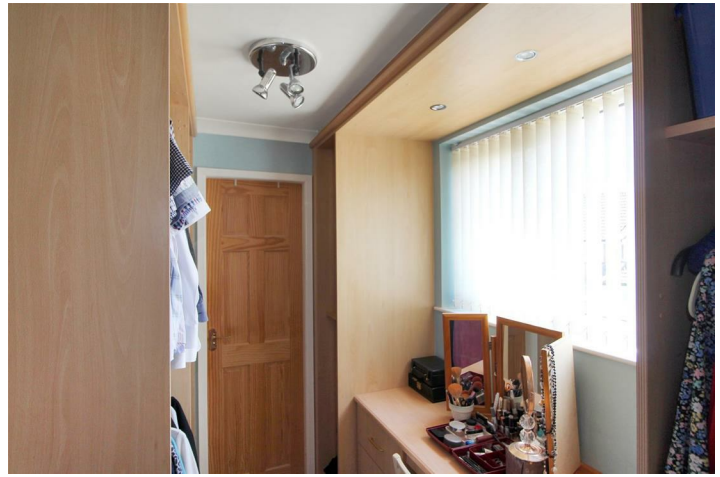
With front & side facing UPVC double glazed windows and a radiator.



DRESSING ROOM

5'6" x 6'3" (1.68m x 1.93m)

Built in wardrobe storage and UPVC double glazed, with radiator and window to the rear.



SHOWER ROOM

5'6" x 6'3" (1.68m x 1.93m)

With a step in shower cubicle, low level WC and extractor fan.

BEDROOM

10'5" x 12'9" (3.18m x 3.90m)

With front facing UPVC double glazed windows, and a radiator.



BEDROOM

10'5" x 11'11" (3.18m x 3.64m)

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



BEDROOM

7'8" x 7'10" (2.36m x 2.41m)

With front facing UPVC double glazed windows, built in storage and a radiator.



BATHROOM

7'6" x 5'5" (2.31m x 1.67m)

With low level w.c., wash hand basin, panel bath with shower over and a radiator.



REAR GARDEN

Mature garden with decking, patio area and artificial grass. Two large buildings with multiple uses, both with power and double glazed windows over looking garden.



EXTERNAL



GARAGE

VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

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.

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: Off Road Parking for at least two cars 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/>

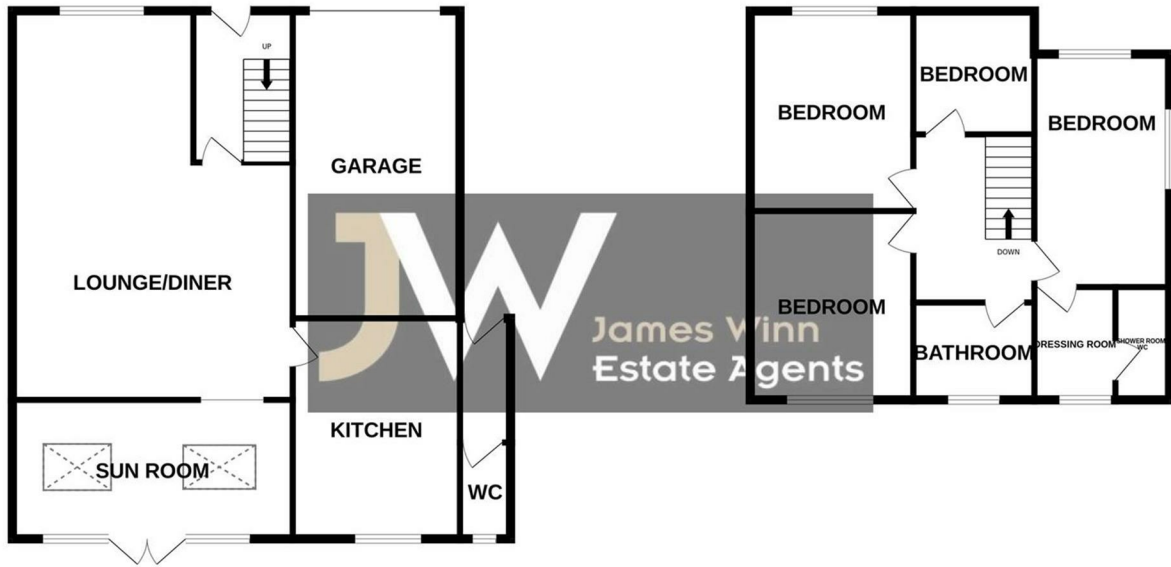
ELECTRIC CAR CHARGER: n/a

MOBILE PHONE SIGNAL: No known issues at the property.

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.

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.



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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