



14B The Peppergarth, Northallerton DL7 8NP

** OFFERED FOR SALE VIA MODERN METHOD OF AUCTION **

** CHAIN FREE **

This wonderful four bedroom, detached dormer bungalow in the popular area of Romanby sits ready for its next owner. On a generous plot with a spacious interior the property is a great opportunity to create your ideal home. Internal accommodation consists of a welcoming entrance hall with storage cupboard, two double bedrooms on the ground floor, kitchen/breakfast room, lounge overlooking rear garden, upstairs two further double bedrooms, the master furnished with a shower ensuite. Externally the property offers ample off street parking, a lawned front garden, lawned rear garden with patio area and a detached single garage. Gas central heating and UPVC double glazing is present throughout, as expected, as is a good level of décor and finish.

EPC Rating C - Council Tax Band D.

Chain Free £260,000

METHOD OF SALE

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

LOCATION

Romanby offers a public house and a bus route into Northallerton. Northallerton offers a range of facilities including a very well served High Street including: Marks and Spencer Food, 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, Tees Valley and Leeds Bradford Airport.

DIRECTIONS

From our Northallerton office head South down the High Street and take a right hand turning at the traffic lights onto Romanby Road. Continue out towards Romanby over the railway lines, 2nd exit right at the mini roundabout which will lead you to the The Green, take the left turning for The Peppergarth and the property is at the bottom of the cul-de-sac.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

With double glazed door and window to the front of the property, alarm system and stairs leading to the first floor.



LIVING ROOM

13'1" x 11'5" (4.0m x 3.5m)

With double glazed sliding patio doors to the rear garden, fireplace and radiator.



KITCHEN

13'1" x 9'10" (4.0m x 3.0m)

With front and side facing double glazed windows, range of base, wall & drawer units, worktops inset with stainless steel sink & drainer, tiled splashback, integrated appliances; electric oven, gas hob, extractor hood, fridge/freezer, space and plumbing for a washing machine, and a radiator.



BEDROOM 3

10'0" x 12'0" (3.05m x 3.66m)

With doubled glazed windows to the front and a radiator.



BEDROOM 4

9'3" x 9'6" (2.84m x 2.92m)

With doubled glazed windows to the rear and a radiator.



BATHROOM

7'4" x 6'2" (2.25m x 1.9m)

With double glazed window to the rear, low level WC, pedestal wash hand basin, panelled bath with shower, part tiled walls and radiator.



BEDROOM 1

13'5" x 12'1" (4.1m x 3.7m)

With double glazed Velux windows to the front, large storage cupboard, door leading to ensuite shower room and a radiator.



EN-SUITE

3'3" x 9'6" (1.0m x 2.9m)

With walk in shower cubicle, low level WC, pedestal wash hand basin and a radiator.



BEDROOM 2

10'2" x 12'1" (3.1m x 3.7)

With double glazed Velux windows to the front and a radiator.



GARDEN

Rear garden mostly laid to lawn with patio area, garden shed and gated side access.



EXTERNAL



VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

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.

CLAUSES AND TENURE

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 leasehold 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.

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: Drive way 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

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.



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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