



31 Blackthorn Road, Northallerton DL7 8WB

A very well presented three bedroom, two bathroom end terraced town house, located on the popular and in demand 'Castlegate' development by Barratt and David Wilson Homes. The property has high quality fixtures and fittings including integrated appliances in the kitchen. The accommodation having double glazed windows and doors, gas central heating and comprises of: an entrance hall; a cloakroom/w.c; a modern dining kitchen with integrated appliances and French doors opening onto the rear garden; a first floor landing; a living room with a rear facing balcony; a double bedroom with built in wardrobes; a house bathroom/w.c, a second floor landing; two further double bedrooms including the master with en suite shower room/w.c; a garage; a Tarmac driveway; and an enclosed rear garden with access to the side. Once inside this property you can really feel the quality of the build, the space and the high specification of the accommodation on offer. Viewing is highly recommended.

EPC rating B. Council tax band D.

£298,000

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 the property can be found on the left hand side.

INTERNAL ACCOMMODATION CONSISTS OF

ENTRANCE HALL

With front facing double glazed door, two storage cupboards, integral door to garage, access to first floor and a radiator.



CLOAKROOM/W.C

With a low level W.C and a wash hand basin.

KITCHEN DINER

15'5" x 14'2" (4.72 x 4.34)

With rear facing UPVC double glazed french doors & windows, a range of wall, draw and floor units, fridge and freezer, double oven, gas hob, tiled flooring and a radiator.



FIRST FLOOR LANDING

LIVING ROOM

15'5" x 10'11" (4.72 x 3.33)

With rear facing UPVC double glazed french doors leading to balcony, TV point and two radiators.



BALCONY



BEDROOM THREE

15'5" x 7'10" (4.72 x 2.41)

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



BATHROOM/W.C

8'2" x 7'9" (2.49 x 2.38)

With a low level W.C, pedestal wash hand basin, panelled bath, step in shower, partly tiled walls and a heated towel rail.



SECOND FLOOR LANDING

BEDROOM ONE

13'5" x 10'11" (4.11 x 3.35)

With two rear facing UPVC double glazed windows, large in built wardrobes, access to en-suite and a radiator.



EN SUITE

8'2" x 5'8" (2.50 x 1.74)

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



BEDROOM TWO

15'5" x 9'8" (4.72 x 2.95)

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



GARDEN

With mostly laid lawn, stone patio area, gated side access and a timber shed.



GARAGE

With power, electricity and a manual up and over door.

EXTERNALLY



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 firms 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.

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 STREET PARKING FOR ONE

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.



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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