



## 12 Borrowby Avenue, Northallerton DL6 1AL

\*\* CHAIN FREE \*\*

\*\* Beautiful Garden \*\*

A rare opportunity to purchase this stunning dormer bungalow located on a residential cul-de-sac on the outskirts of Northallerton but still within walking distance to the High Street and train station. 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 a driveway providing off road parking for multiple vehicles and an integral garage, a lawned front garden, beautiful mature lawned rear garden with patio areas.

EPC Rating D - Council Tax Band E.

**Chain Free £450,000**

## LOCATIONS

Borrowby Avenue is situated in 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 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 Northallerton High Street, proceed South down the High Street, going straight on at the roundabout onto the Thirsk Road. Turn left onto Mill Hill Lane and continue along the road and as it becomes Sandy Bank take a left turn onto Borrowby Avenue.

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

With front facing double glazed door and window, access to understairs cupboard, stairs leading to the first floor and a radiator.



**LOUNGE**

18'11" 14'10" (5.77m 4.53m)

With rear facing double glazed windows and patio doors leading into garden, fire place with electric fire and a radiator.



**DINING ROOM/ BEDROOM 4**

13'10" x 11'8" (4.22m x 3.58m)

With rear facing double glazed bay window, attractive ceiling rose and a radiator.



### KITCHEN

13'10" x 11'10" (4.24m x 3.63m)

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



### BEDROOM THREE

8'10" x 8'6" (2.7m x 2.6m)

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



**WC**

6'5" x 7'10" (1.96m x 2.4m)

With front facing double glazed window, low level WC, vanity unit wash hand basin, cupboard housing water tank and a radiator.



**BEDROOM ONE**

18'4" x 13'8" (5.6m x 4.17m)

With side facing double glazed window and rear facing Velux roof window, built in wardrobes and a radiator.



**BATHROOM**

13'10" x 8'8" (4.22m x 2.66m)

With rear facing Velux roof window, low level WC, pedestal wash hand basin, panelled bath, part tiled walls and radiator



**BEDROOM TWO**

9'10" x 24'11" (3m x 7.6m)

With side facing double glazed window and rear facing Velux roof window, access for eaves storage and a radiator.



EN-SUITE

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





**REAR GARDEN**

Beautiful rear garden with mature shrub borders, raised beds, pergola and patio areas.



## EXTERNAL

Externally the property offers a driveway providing off road parking for multiple vehicles, an integral garage and a lawned front garden.



## VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

## FREE VALUATION

## 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.

## 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.

## 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:** Driveway for multiple cars and integral garage.

**BROADBAND SPEED:**

The maximum speed for broadband in this area is shown by inputting the postcode 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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