



### 11 Spring Terrace, Castle Hills Northallerton DL7 8UP

An opportunity to purchase this spacious, four bedroom, period terrace property located on the outskirts of Northallerton but within walking distance of the High Street & train station. The house is deceptively large, accommodation comprises of an entrance hall, a living room with bay window, a kitchen/diner, a first floor landing, four bedrooms and bathroom/w.c.. To the exterior of the property there is a gravelled front garden with fencing, an enclosed South-West facing garden. Viewing is highly advised to appreciate the location, size, presentation and charm of the accommodation on offer.

EPC Rating C - Council Tax Band B.

**Asking Price £250,000**

## LOCATION

Spring Terrace is situated just on the outskirts of Northallerton centre, while still being easy walking distance of the High Street. 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, a boutique Everyman Cinema and a variety bars/public houses, cafes and 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

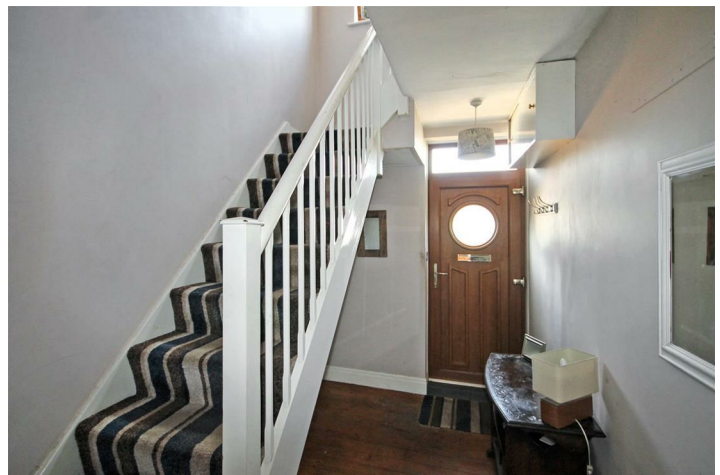
Leave our Northallerton office, head South down the high street continuing straight on at the first roundabout and turning right at the traffic lights onto Romanby Road. After 200 yards the road forks into three, take the right hand fork onto Springwell Lane, follow this road over the Railway crossing where the property is located on the left hand side.

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

6'10" x 10'9" (2.1m x 3.3m)

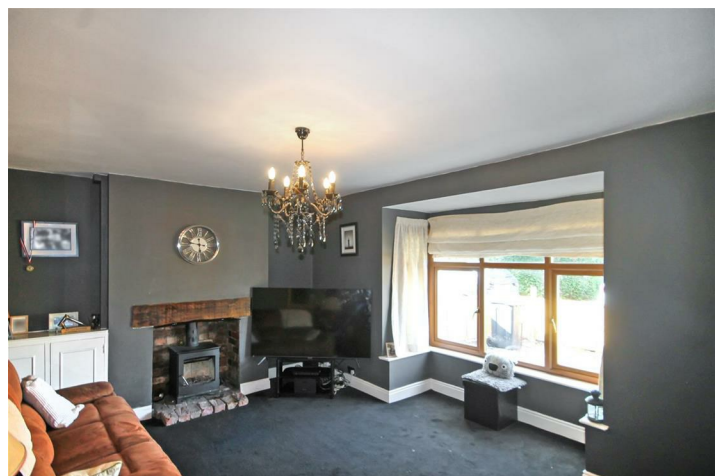
With front facing double glazed door, stairs to first floor and a radiator.



LOUNGE

17'4" x 11'1" (5.3m x 3.4m)

With front facing double glazed bay window, wood burning stove, TV point and a radiator.



**KITCHEN/DINER**

25'3" x 12'5" (7.7m x 3.8m)

With rear facing double glazed windows, a range of base, wall and draw units, wood effect work surfaces, stainless steel sink and drainer, multi fuel range cooker, extractor hood, integrated dishwasher, space and plumbing for a washing machine and a radiator.



CONSERVATORY

11'5" x 7'6" (3.5m x 2.3m)

With double glazed windows and side facing French windows onto patio area.



FIRST FLOOR LANDING

**BEDROOM 1**

12'1" x 11'9" (3.7m x 3.6m)

With rear facing double glazed windows and a radiator.



**BEDROOM 2**

11'1" x 11'1" (3.4m x 3.4m)

With front facing double glazed windows and a radiator.



**BEDROOM 3**

6'10" x 12'5" (2.1m x 3.8m)

With rear facing double glazed windows and a radiator.



**BEDROOM 4**

5'10" x 8'2" (1.8m x 2.5m)

With front facing double glazed windows and a radiator.



**BATHROOM**

4'11" x 9'2" (1.5m x 2.8m)

With rear facing double glazed windows, three piece white bathroom suite consisting of panelled bath with shower over, low level WC and pedestal hand wash basin and a radiator.



**GARDEN**

Mostly laid to lawn with patio area and access to garage.





EXTERNAL



### 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.

### 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:** On road parking at front, off road parking at rear and a detached garage.

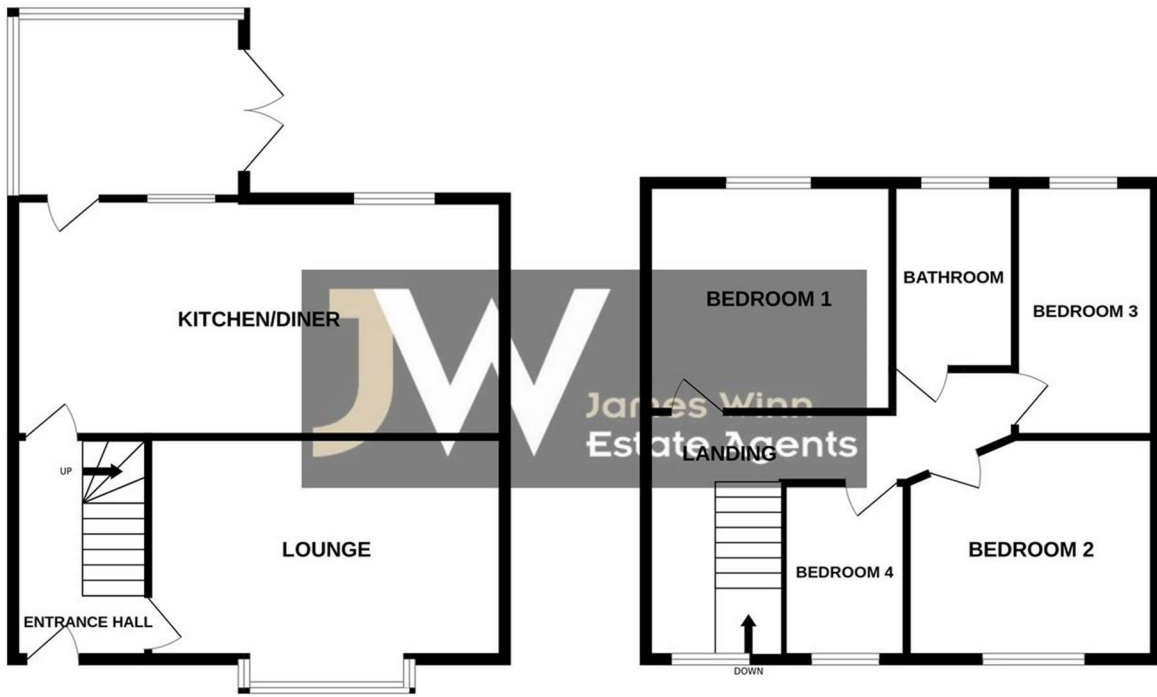
**BROADBAND SPEED:**

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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