



7 Harebell Close, Northallerton DL7 8FE

****CHAIN FREE****

A brilliant opportunity to purchase this well presented and spacious three bedroom detached house located on the desired estate south of Romanby close to local shops, petrol stations and a stones throw away from a park, ideal for families. Fitted with a modern kitchen, bathroom and ground floor W.C, a property like this is sure to grab some interest. Internal accommodation consists of an entrance hall, cloakroom/w.c, living room, dining room, kitchen and separate utility. To the first floor you will find three bedrooms, two with fitted wardrobes and a modern house bathroom/w.c. Externally it only gets better with a wonderfully presented and private rear garden with stone patio and laid lawn, perfect for a quiet evening in the sun. To the front is a lawn with driveway for one vehicle leading to an integrated single garage. Viewings are highly recommended to appreciate the finish, location and size of the property on offer.

EPC Rating E - Council Tax Band D.

Chain Free £330,000

LOCATION

Harebell Close 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, Tees Valley and Leeds Bradford Airport.

DIRECTIONS

From our Northallerton office head South down the High Street, continue through two sets of traffic lights and turn right at the roundabout onto South Parade. Continue straight on at the next roundabout and over the railway lines onto Boroughbridge Road, proceed straight on on this road to the next roundabout and take the first exit onto Oaktree Drive. Follow this road round and take a left turn onto Harebell Close where the property can be found on your left hand side.

ENTRANCE HALL

15'8" x 6'4" (4.78 x 1.94)

With a front facing UPVC door, understairs storage and a radiator.



CLOAKROOM/W.C

With a front facing UPVC double glazed window, low level w.c, vanity sink unit, tiled flooring and walls and a heated towel rail.



LIVING ROOM

15'7" x 10'7" (4.76 x 3.25)

With a front facing UPVC double glazed window, electric fire, TV point and a radiator.



DINING ROOM

9'7" x 8'2" (2.93 x 2.51)

With rear facing patio doors leading to garden and a radiator.



KITCHEN

9'4" x 8'9" (2.85 x 2.67)

With a rear facing UPVC double glazed window, induction hob, electric oven, dishwasher, porcelain sink and drainer, wall, drawer and floor units, tiled splashback and a radiator.



UTILITY

5'8" x 7'4" (1.73 x 2.25)

With a rear facing UPVC door and window, stainless steel sink and drainer, plumbing for a washing machine, space for fridge and a radiator.



FIRST FLOOR LANDING

BEDROOM ONE

15'3" x 9'0" (4.66 x 2.75)

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



BEDROOM TWO

10'2" x 10'8" (3.10 x 3.26)

With a rear facing UPVC double glazed window, integrated mirrored wardrobes, shelving and a radiator,



BEDROOM THREE

9'2" x 8'4" (2.81 x 2.55)

With a front facing UPVC double glazed window, airing cupboard and a radiator.



BATHROOM/W.C

5'6" x 7'9" (1.70 x 2.38)

With a rear facing UPVC double glazed window, modern fitted bathroom suite including a panelled bath, step in shower, vanity sink unit, low level w.c and a radiator,



GARDEN

A wonderfully presented garden with stone patio, laid lawn, timber shed, side gated access and an external tap



GARAGE

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

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 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.

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 road parking for one car

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.

GROUND FLOOR

1ST FLOOR



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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