



## 4 Westgarth, Northallerton DL7 8NA

**\*\* PRICE REDUCTION \*\***

**\*\* NOW REDUCED TO A NOT-TO-BE-MISSED £185,000 \*\***

This wonderfully presented two bedroom end-terrace home in central Northallerton must be seen to be appreciated. Nestled in the very centre of Northallerton in the private and quiet grouping of Westgarth - six similar properties that rarely come on the market - it is just two minutes' walk from the bustling High Street. The property has been modernised and extended to create a beautifully balanced mix of modern and period features throughout. The entrance hallway leads to an open-plan living room, dining room, kitchen and family room on the ground floor; including an understairs pantry, a handy laundry cupboard and ground floor cloakroom. The first floor hosts a modern bathroom and two double bedrooms, the largest with potential to split into two smaller bedrooms if necessary. The loft, accessed by a retractable ladder, offers a fully boarded extensive storage space. Externally there is a small front garden, a paved rear patio and brick-built storage shed, and designated private parking in a residents only adjacent car park. Gas central heating, UPVC double-glazing and led lighting are present throughout. Viewings are highly recommended to appreciate the finish, location and size of this property.

EPC Rating D - Council Tax Band B.

**Offers Over £185,000**

## LOCATION

Westgarth is situated in Northallerton, the county town of North Yorkshire, which offers a broad 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. It is situated on the East Coast mainline providing regular train services to London, Edinburgh, Leeds and York. The journey time to London is as short as 2 hrs 15 mins. 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

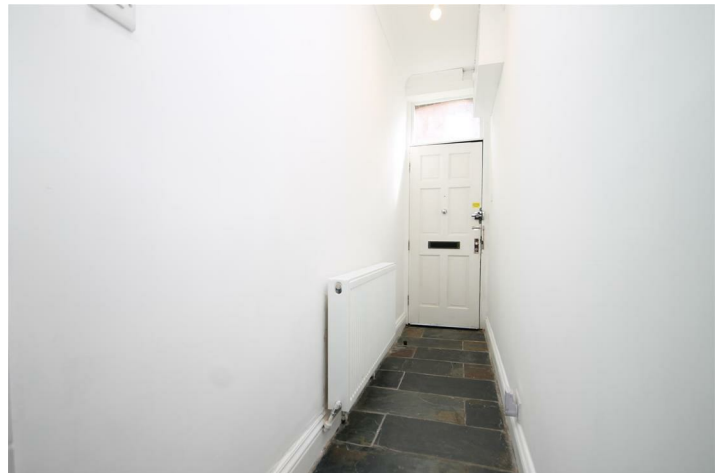
## DIRECTIONS

By car from our Northallerton office head South down the High Street to the first roundabout, take the third exit then first left. Passing the Applegarth carpark continue straight down to the former Wilkinson service yard on the left where you will find at the rear a side passage-way directly to No. 4 Westgarth. On foot it is a short walk from Romanby Road, or via a passageway from the High Street adjacent to the Tickle Toby Inn.

## THE ACCOMMODATION CONSISTS OF

### HALLWAY

With timber front-facing entrance door, stone tiled floor, radiator and stairs to first floor, with doorway to open-plan living areas.



**LIVING ROOM**

12'3" x 10'6" (3.74 x 3.22)

with front facing UPVC double glazed window, open fireplace with timber surround and tiled hearth and radiator.



**DINING ROOM**

12'4" x 11'10" (3.78 x 3.61)

with feature fireplace, stone-tiled floor, understairs pantry and radiator.



### KITCHEN DINING ROOM

15'5" x 7'8" (4.72 x 2.35)

with a range of gloss-fronted base, wall & drawer units, electric oven and grill, gas hob, worktops with inset stainless steel sink & drainer, tiled splashback with extractor hood over, integrated dishwasher, rear facing UPVC double glazed window, laminate flooring with underfloor heating and radiator



### FAMILY ROOM

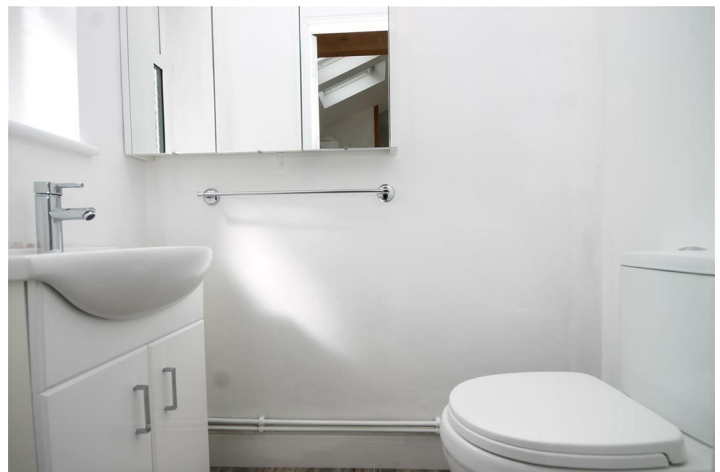
8'7" x 10'2" (2.64 x 3.12)

Vaulted ceiling with two Velux windows, side-facing UPVC double glazed French doors to outside patio, laminate flooring with underfloor heating and radiator, utilities cupboard for washing machine and drier, and wall-mounted modern gas combi boiler.



### CLOAKROOM

With side facing UPVC double glazed window, laminate flooring, low level WC and vanity wash hand basin.



**FIRST FLOOR LANDING**

With retractable ladder access to fully-boarded loft.



**BEDROOM ONE**

15'10" x 11'0" (4.83 x 3.36)

With two front facing UPVC double glazed windows and radiator (with potential to divide into two smaller bedrooms), and fitted



## BEDROOM TWO

9'11" x 12'0" (3.04 x 3.66)

With rear facing UPVC double glazed window, fitted wardrobe, wash hand basin and radiator.



## SHOWER ROOM

With rear facing UPVC double glazed window, vanity wash hand basin, low level WC, walk-in shower, PVC panelled walls and heated towel rail.



**EXTERNALLY**

Designated private car parking, paved rear patio with brick-built storage shed.



## 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.

## 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:** Meter

**PARKING ARRANGEMENTS:** 1 car park space

**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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