



James Winn
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28 Lascelles Lane, Northallerton DL6 1EP

** OFFERED FOR SALE VIA MODERN METHOD OF AUCTION **

** CHAIN FREE **

A development opportunity to refurbish a three bedroom family home with a large garden plot big enough for a new dwelling to be built (subject to relevant planning permissions) located just 200 yards from Northallerton town centre.

On the ground floor the home consists of an entrance hall way, downstairs WC, lounge, dining room, kitchen and conservatory. On the first floor, there is two double bedrooms with a further single bedroom, a bathroom and a separate WC.

The plot consists of a large garden to the side of the property, with a garage and driveway to the front.

Offered chain free this really is a unique opportunity for homebuyers and developers alike.

Council Tax - B EPC - D

£180,000

LOCATION

Lascelles Lane is situated in Northallerton and a very short walk to the town centre. 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

From our Northallerton office proceed South down the High Street, turning left at the first roundabout, straight across at the next one and right at the third onto East Road. Take the first turning on the left onto Lascelles Lane where No. 28 can be found on the right hand side identified by our for sale board.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

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



WC

With low level WC, hand basin and a radiator.



LOUNGE

11'8" x 11'11" (3.57m x 3.65m)

With front facing double glazed window, gas fire place, and a radiator.



DINING ROOM

11'8" x 11'6" (3.57m x 3.52m)

With rear facing double glazed window and a radiator.



KITCHEN

6'3" x 10'4" (1.93m x 3.17m)

With side facing double glazed window, a range of base, wall and drawer units, work surface and tiled splash back, stainless steel sink with mixer tap, electric oven, gas hob, extractor hood, space and plumbing for a dishwasher and washing machine, and a radiator.



CONSERVATORY

7'8" x 8'5" (2.34m x 2.59m)

With side facing double glazed double doors onto the garden and a radiator.



FIRST FLOOR LANDING



BEDROOM 1

11'8" x 11'10" (3.57m x 3.63m)

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



BEDROOM 2

11'7" x 11'7" (3.55m x 3.54m)

With rear facing double glazed window, door to bathroom, and a radiator.



BEDROOM 3

6'5" x 8'10" (1.96m x 2.71m)

With front facing double glazed window, and a radiator.



BATHROOM

6'3" x 8'0" (1.92m x 2.45)

With side facing double glazed window, a panelled bath with shower above, pedestal hand basin, built in storage cupboard and a radiator.



WC

With low level WC and hand basin.



GARDEN



AERIAL

Showing the plot and the scope for development
(subject to relevant planning permissions)



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 AND TENURE

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 leasehold 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: Garage and driveway for multiple cars

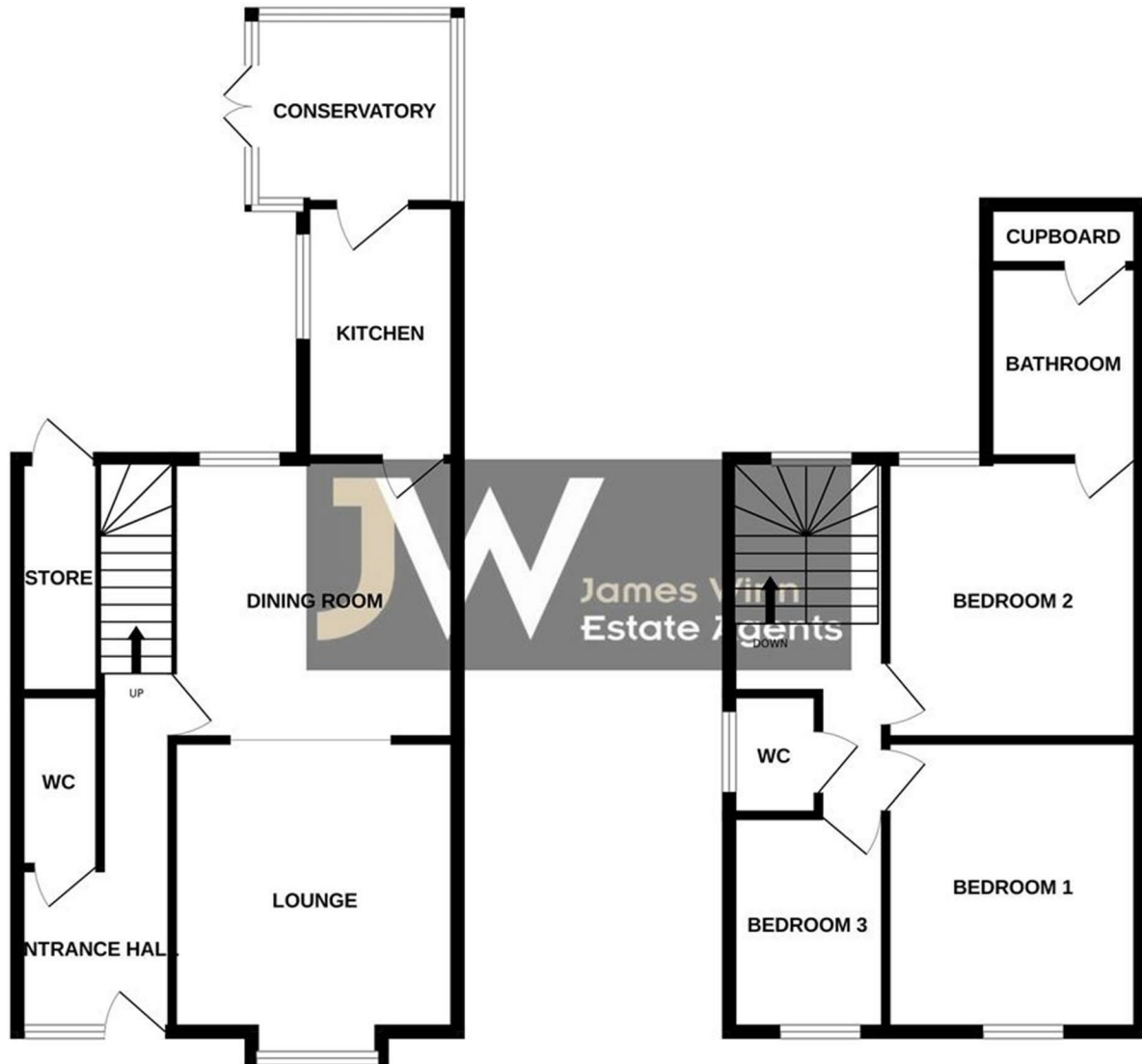
BROADBAND SPEED:

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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