



30 Crosby Gardens, Northallerton DL6 1AR

** CHAIN FREE **

We are pleased to present to the market for sale this well presented three bedroom family property situated in a small cul-de-sac with easy access to Northallerton town centre and local amenities. The property offers accommodation on two levels comprising an entrance hall, a sitting room, a dining kitchen, a cloakroom / w.c., a first floor landing, three bedrooms and a house bathroom / w.c. To the exterior of the property there is a front garden, a driveway providing off street parking for two vehicles and an enclosed rear garden with gated access. With the added benefit of gas central heating and double glazing throughout. Viewing is highly recommended to appreciate the size & location of the property on offer.

EPC Rating C -Council Tax Band C.

£175,000

LOCATION

Situated in Northallerton. Northallerton offers a range of facilities including shops, supermarkets, restaurants, a twice weekly market, primary and secondary schooling, a hospital and a library. There is a range of sporting and leisure facilities within the area as a whole. There are bus and rail links and access to the North Yorkshire Moors, the Yorkshire Dales, the A1, A19 and Durham Tees Airport.

DIRECTIONS

From our office head south down the High Street turning left at the first roundabout onto Friarage Street. Continue straight on at the first roundabout, then turn right at the next roundabout onto East Road. Continue along the road turn left onto Crosby Road, continue straight over the mini roundabout turning immediately left onto Crosby Gardens. The property is on the right hand side indicated by the For Sale board.

THE ACCOMMODATION CONSISTS OF

ENTRANCE HALL

15'1" x 6'4" (4.61 x 1.95)

With a front facing door, under stairs storage and a radiator.

CLOAKROOM/W.C

With a front facing UPVC double glazed window, pedestal wash hand basin, low level W.C and a radiator.

KITCHEN DINER

15'1" x 7'1" (4.61 x 2.18)

With a front facing UPVC double glazed window, tiled flooring, a range of wall, drawer and floor units, stainless steel sink and drainer, gas hob, extractor fan, electric oven, tiled splashback, TV point and a radiator.



LIVING ROOM

10'7" x 13'10" (3.23 x 4.22)

With rear facing UPVC double glazed french doors, electric fireplace, TV point and a radiator.



FIRST FLOOR LANDING

With a large airing cupboard/storage, loft access and a radiator.

BEDROOM ONE

11'3" x 11'8" (3.43 x 3.57)

With two front facing UPVC double glazed windows, integrated double wardrobe, TV point and a radiator.



BEDROOM TWO

9'7" x 7'1" (2.93 x 2.17)

With a rear facing UPVC double glazed window and a radiator.



BEDROOM THREE

7'8" x 6'5" (2.34 x 1.97)

With a rear facing UPVC double glazed window and a radiator.



BATHROOM/W.C

With a side facing UPVC double glazed window, panelled bath with shower over, pedestal wash hand basin, low level w.c and a radiator.



GARDEN

With mostly laid lawn, external tap, timber shed and gated access to driveway



PARKING

Driveway parking for two vehicles

EXTERNAL**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 firms 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: Driveway for 2 vehicles

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: No

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.

