



22 Blackthorn Road, Northallerton DL7 8WB

A stunning 3 bedroom, 2 bathroom ex show home semi-detached townhouse, located on the popular 'Castlegate' development by Barratt and David Wilson Homes.. The property has high quality fixtures and fittings including integrated appliances and granite worktops in the kitchen. The accommodation comprises of: an entrance hall; a cloakroom/w.c.; a dining kitchen with integrated appliances and granite worktops and an integral garage with a utility area.

On the first floor, a living room with a first floor South facing balcony; a four piece house bathroom/w.c.; a double bedroom.

On the second floor the master bedroom with an en suite shower room/w.c.; and a further double bedroom. Outside there is an enclosed South facing rear garden, to the front there is a driveway in front of the garage and the property faces out onto an area of well maintained greenery.

Once inside this property you can really feel the quality of the build, the space and the high specification of the accommodation on offer.

EPC Rating B - Council Tax Band D

Asking Price £290,000

SITUATION

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 A1(M) 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.

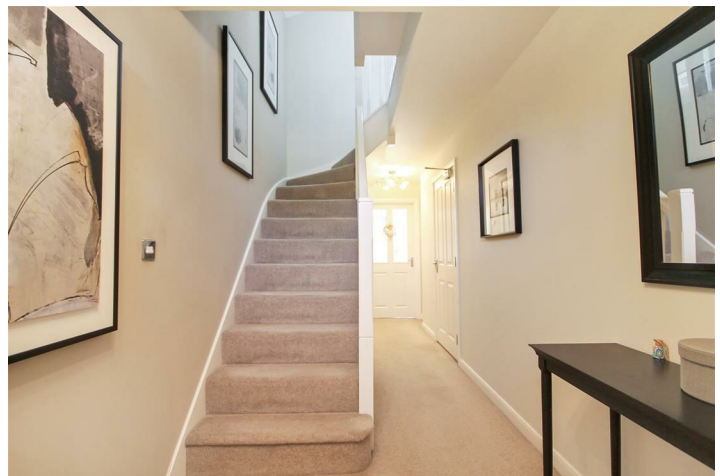
DIRECTIONS

From our Northallerton office head North up the High Street proceeding straight over at the mini roundabout. Continue over the level crossing and take the first exit at the mini roundabout onto the Yafforth Road, at the next roundabout take the first exit onto Ben Hyde Way, first right onto Blackthorn Road and follow the road round to the right where No. 22 can be found on the right hand side.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

With a double glazed entrance door to front, two storage cupboards, a radiator and a door to the garage.



CLOAKROOM/W.C.

With a low flush w.c., a pedestal wash hand basin, an extractor fan and a radiator.

DINING KITCHEN

15'6" x 14'3" (4.72m x 4.34m)

With double glazed windows and double glazed French doors to rear, a radiator, tiled flooring, kickboard lighting, a range of matching fitted units with granite worktops over and tiled splashbacks, a one and a half bowl sink unit, an integrated double electric oven, 6 ring gas hob, extractor hood over, a fridge, a freezer, a dishwasher and a wine chiller.



INTEGRAL GARAGE AND UTILITY AREA

19'7" x 8'8" (5.97m x 2.64m)

With an up and over door to front, electric light and power, a range of fitted units with worktops over, space and plumbing for a washing machine and a tumble dryer.

FIRST FLOOR LANDING

With a radiator.

LIVING ROOM

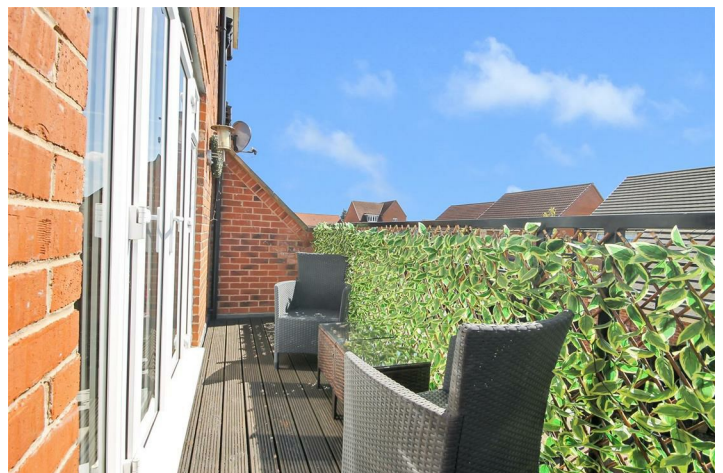
15'6" x 10'11" (4.72m x 3.33m)

With a radiator and double glazed French doors opening onto the balcony.



SOUTH FACING 1ST FLOOR BALCONY

A South facing 1st floor balcony with wood flooring and external lighting.



HOUSE BATHROOM/W.C.

A modern white suite comprises: a panelled bath, a shower cubicle; a pedestal wash hand basin; a low flush W.C.; an extractor fan; downlighters; and a heated ladder back towel rail.



BEDROOM THREE

15'6" x 7'11" (4.72m x 2.41m)

With two double glazed windows to front, fitted wardrobes and a radiator.



SECOND FLOOR LANDING

With a radiator and access to the loft.

MASTER BEDROOM

13'6" x 11' plus wardrobes (4.11m x 3.35m plus wardrobes)

With two double glazed windows to rear, fitted wardrobes and a radiator.



EN-SUITE SHOWER ROOM/W.C.

With a double glazed window to side, a modern white fully tiled suite comprises: A shower cubicle; a pedestal wash hand basin; a low flush W.C.; an extractor fan; downlighters; and a heated ladder back towel rail.



BEDROOM TWO

15'6" x 9'8" (4.72m x 2.95m)

With two double glazed windows to front, fitted wardrobes and a radiator.



GARDEN

An enclosed South facing rear garden, laid to lawn with a paved patio and external lights on the rear wall.



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.

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: £119.58

WATER METER: Yes

PARKING ARRANGEMENTS: Garage and driveway for 2 cars

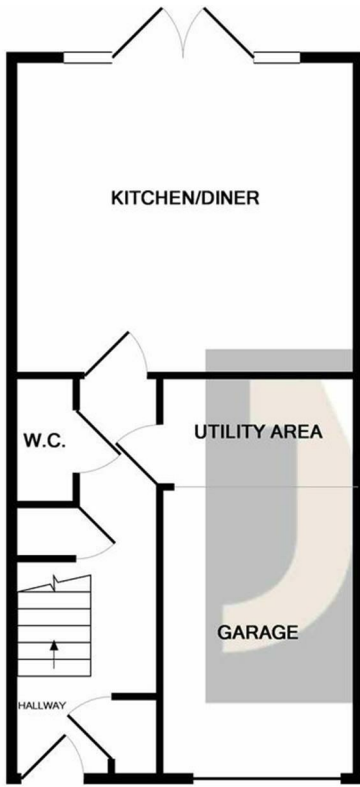
BROADBAND SPEED:

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/>

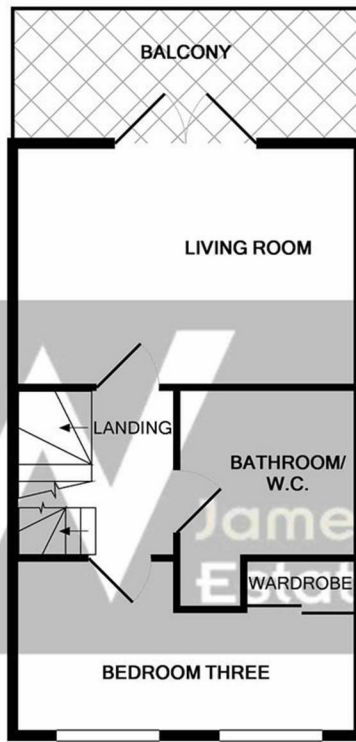
ELECTRIC CAR CHARGER: Yes

MOBILE PHONE SIGNAL: No known issues

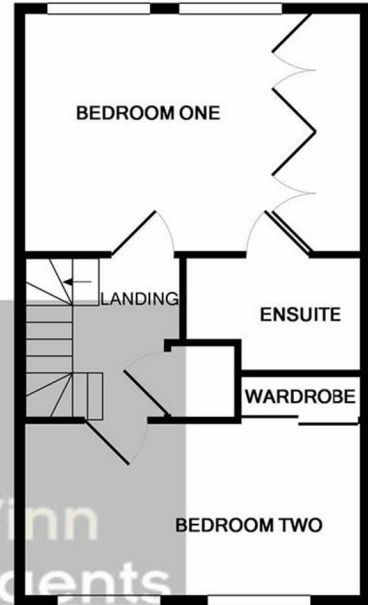
The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.



GROUND FLOOR
APPROX. FLOOR
AREA 501 SQ.FT.
(46.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 411 SQ.FT.
(38.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 411 SQ.FT.
(38.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1324 SQ.FT. (123.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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