



19 Normanby Road, Northallerton DL7 8RR

** CHAIN FREE **

An opportunity to purchase this stunning, three bedroom, semi-detached property located on Normanby road which is a short walk into the high street in a very popular and sought after area of the town. The accommodation comprises of an entrance hall, a lounge/diner with bay window, and a kitchen. To the first floor you will find three good size bedrooms and a house bathroom. Externally is a rear garden with patio area, lawn and shrub borders, garage and driveway for multiple cars and front garden.

A viewing is highly advised to appreciate the location, size, and charm of the accommodation on offer.

EPC Rating D - Council Tax Band C

£230,000

LOCATION

Normanby Road 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 head South down the High Street proceeding straight over the two roundabouts onto Thirsk Road. Normanby Road is the 3rd turning on the right where No. 19 can be found on the righthand side.

ENTRANCE HALL

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



LOUNGE DINER

With front facing double glazed bay window and rear facing double glazed window, serving hatch to kitchen and radiators.



KITCHEN

With rear facing double glazed window, side facing double glazed door, built in storage cupboards, fitted kitchen with a range of base, wall and drawer units, roll edge work surface, tiled splash back, stainless steel sink and drainer with mixer tap. Very useful pantry, built in electric oven and gas hob, space for free standing appliances, space and plumbing for dishwasher and washing machine, gas boiler and radiator.



BEDROOM 1

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



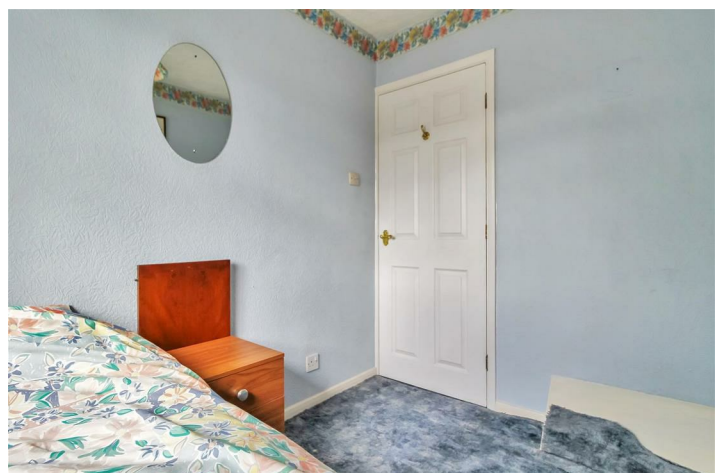
BEDROOM 2

With rear facing double glazed windows, built in wardrobes and radiator.



BEDROOM 3

With front facing double glazed window and a radiator.



BATHROOM

With rear facing double glazed window, walk in shower cubicle, pedestal hand wash basin, low level WC, fully tiled walls and radiator.



GARDEN

Garden mostly laid to lawn with shrub border, single patio area, access to garage and drive way.



EXTERNAL

Driveway with access to garage and rear garden mostly laid to lawn with shrub border and patio area.



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.

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: Garage and driveway

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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