



**James Winn**  
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### **55 Crosby Road, Northallerton DL6 1AF**

An opportunity to purchase this stunning, three bedroom, 1930s semi-detached property located on Crosby Road which is a short walk into the high street in a very popular, sought after area of the town. The immaculately presented accommodation comprises of an entrance hall, with ample under-stairs storage and a separate WC, a living room with bay window, exposed brickwork fireplace with wood burning stove, a dining room with feature fireplace, and a modern kitchen. To the first floor you will find three stylish bedrooms and a house bathroom. Externally is a beautifully maintained rear garden with patio area, lawn and shrub borders, garden shed, driveway for multiple cars and front garden. A viewing is highly advised to appreciate the location, size, presentation and charm of the accommodation on offer.

EPC Rating C - Council Tax Band C

**Asking Price £285,000**

## LOCATION

Crosby 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 proceed South down the High Street, turning left at the first roundabout, straight across at the next and right at the third onto East Road. Turn left before the second pedestrian crossing onto The Link and right at the mini roundabout onto Crosby Road where this property can be found on the left hand side.

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

With front facing double glazed door and side facing double glazed window, stairs to first floor, under stairs storage with power point, tiled flooring and a radiator.





**LIVING ROOM**

12'5" x 11'5" (3.8m x 3.5m)

With front facing double glazed bay window, bespoke built in storage and TV stand, original wooden flooring, TV point, wood burning stove, and a radiator.



**DINING ROOM**

12'1" x 11'9" (3.7m x 3.6m)

With rear facing double glazed patio door and windows, built in storage cupboard, feature fireplace, and a radiator.





**KITCHEN**

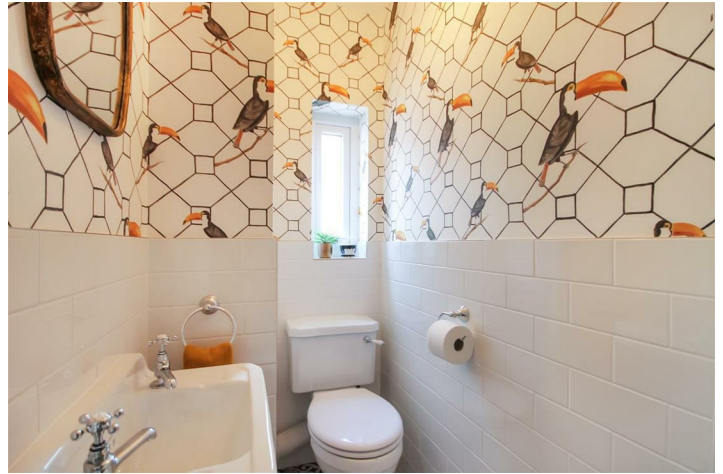
8'6" x 15'8" (2.6m x 4.8m)

With rear facing and Velux roof double glazed windows, side facing double glazed door, a range of base, wall and drawer units, Quartz work surface and upstand, butler sink with mixer tap, multifuel range cooker with tiled splashback, extractor hood, integrated appliances; fridge/freezer, dishwasher and washer dryer, breakfast bar and a radiator.



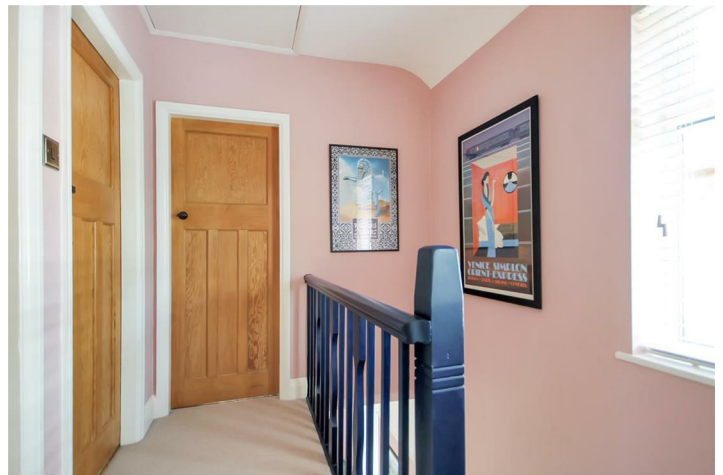
### WC

With side facing double glazed window, low level WC and a pedestal hand wash basin.



### FIRST FLOOR LANDING

With side facing double glazed window.



### BEDROOM 1

11'9" x 11'9" (3.6m x 3.6m)

With front facing double glazed bay window, feature fireplace and radiators.



**BEDROOM 2**

11'9" x 11'5" (3.6m x 3.5m)

With rear facing double glazed windows, feature fireplace, built in wardrobe and storage space and a radiator.



**BEDROOM 3**

6'2" x 7'10" (1.9m x 2.4m)

With front facing double glazed window and a radiator.





**BATHROOM**

6'2" x 6'10" (1.9m x 2.1m)

With side facing double glazed window, fully tiled walls, roll top bath with shower above, low level WC and a pedestal hand wash basin.





**GARDEN**

Mostly laid to lawn, with tiled patio area, garden shed with power, shrub borders and secure gated side access.



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. 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:** Driveway and off road parking for multiple 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:** 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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