



8 Thornbrough Road, Northallerton DL6 1DJ

A really well presented, imposing, four bedroom detached house with a extended length garage, conveniently located in the much sought after Mill Hill area of Northallerton, just a quarter of a mile from the Town centre and schooling. The accommodation comprises of: an entrance hall, a cloakroom/w.c.; a large living/dining room, a fitted kitchen with integrated appliances; a utility room; a first floor landing with three double bedrooms and a fourth single, a three piece house bathroom and a garage. To the outside there is a front garden and paved driveway providing off street parking for several vehicles, and a large enclosed lawned rear garden. Viewing is a must to appreciate the size and prime location of the property on offer.

EPC Rating D - Council Tax Band E

£415,000

LOCATION

Thornbrough Road is situated in Northallerton and a 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 on at the first two roundabouts onto Thirsk Road. Take the third left turning onto Mill Hill Lane and continue over the hill and then take the first right turn onto South Vale and first left onto Thornbrough Road where number 8 can be located on the right hand side.

ENTRANCE HALL

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

LIVING ROOM

16'2" x 21'8" (4.93m x 6.62m)

With front facing double glazed bay window, rear facing double glazed patio doors, electric fire place, and radiators.



KITCHEN

8'7" x 13'0" (2.63m x 3.97m)

With rear facing double glazed windows, fitted kitchen with a range base, wall and drawer units, rolled edge work surfaces including breakfast bar, tiled splashback, fitted double oven, electric hob and microwave, composite 1.5 bowl sink and drainer with mixer tap, terracotta tiled floor and a radiator.



UTILITY ROOM

9'1" x 5'11" (2.77m x 1.81m)

With side facing double glazed back door, a range base, wall and drawer units, rolled edge work surfaces, tiled splashback, stainless steel sink and drainer with taps, space for freestanding appliances, space and plumbing for a washing machine, terracotta tile flooring and a radiator.



WC

With side facing double glazed window, hand wash basin in vanity unit, low level WC and a radiator.



FIRST FLOOR LANDING

With front facing double glazed window and a radiator.



BEDROOM 1

10'2" x 11'3" (3.11m x 3.44m)

With front facing double glazed windows, fitted wardrobes and radiator.



BEDROOM 2

10'2" x 11'2" (3.11m x 3.41m)

With rear facing double glazed windows, fitted wardrobes and radiator.



BEDROOM 3

7'1" x 8'11" (2.17m x 2.72m)

With rear facing double glazed window and radiator.



BEDROOM 4

6'9" x 12'2" (2.06m x 3.71m)

With front facing double glazed windows and radiator.



BATHROOM

With rear facing double glazed window, panelled bath with shower over, hand wash basin in vanity unit, storage cupboards and a radiator.



GARDEN

Mature garden, laid to lawn with patio area, shrub borders, pergola and access to extended garage (2.41m x 7.84m)



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.

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.

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.



TOTAL FLOOR AREA : 1128 sq.ft. (104.8 sq.m.) approx.

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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