



Sandy Bank House Sandy Bank, Northallerton DL6 1AN

****Chain Free****

This wonderfully presented, well located and unique detached house in a quiet corner of Northallerton is on the market and looking for its next owner. Situated a short walk from the town centre, a mainline railway station, county hall and local primary school. A truly unique property with character features throughout and offers a generous, larger than average plot. Internally the property consists of an entrance porch, dining room, living room, kitchen, WC. To the first floor there are three double bedrooms, a bathroom and ample storage space. Externally there is a fantastic size wrap around garden with laid lawn, patio area, green house, a large double garage, driveway and parking area for four to five vehicles.

EPC Rating TBC- Council Tax Band E

£525,000

LOCATION

Sandy Bank House 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 Northallerton High Street, proceed South down the High Street, going straight on at the roundabout onto the Thirsk Road. Turn left onto Mill Hill Lane and continue along the road and as it becomes Sandy Bank.

ENTRANCE PORCH

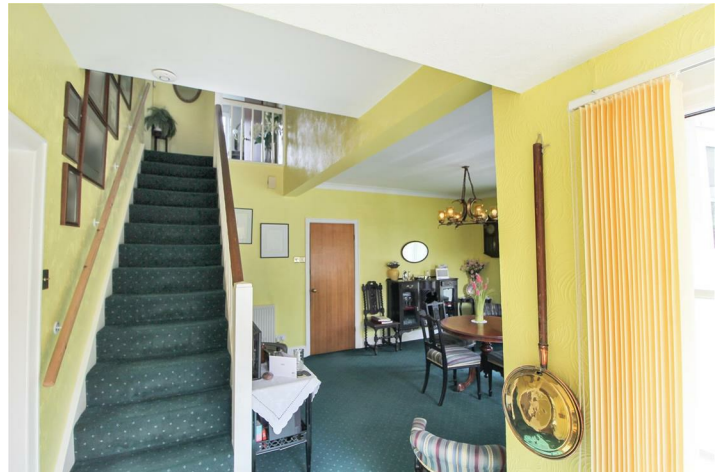
With double glazed front door and wrap around double glazed windows, leading into dining room.



DINING ROOM

12'11" x 18'4" (3.95m x 5.61m)

With double glazed front facing French windows and side facing windows, stair case leading to first floor and radiator.



LIVING ROOM

24'3" x 14'11" (7.40m x 4.55m)

With side facing double glazed French windows, rear and side facing double glazed windows, feature gas fire place and radiators.



KITCHEN

10'9" x 11'11" (3.30m x 3.65m)

With front and side facing double glazed windows, fitted kitchen with a range of base, wall and drawer units, roll top work surfaces, composite sink and drainer with mixer tap, tiled splash back, built in double oven, gas hob, extractor hood, integrated dishwasher and washing machine, tiled flooring, door to garden and a radiator.



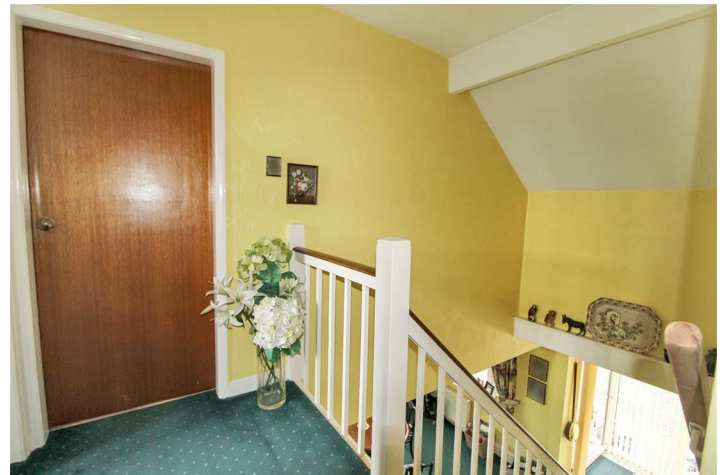
WC

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



FIRST FLOOR LANDING

Galleried landing, doors leading to all bedrooms and bathroom.



BEDROOM 1

22'11" x 13'9" (7.00m x 4.21m)

With dual aspect side facing double glazed windows, fitted wardrobe furniture and radiator.



BEDROOM 2

8'10" x 14'11" (2.70m x 4.55m)

With side facing double glazed window and radiator.



BEDROOM 3

10'5" x 11'7" (3.20m x 3.55m)

With side facing double glazed window, built in wardrobe and radiator.



BATHROOM

8'6" x7'4" (2.60m x2.25m)

With side facing double glazed windows, four piece bathroom consisting of panelled bath, step in shower cubicle, hand wash basin in vanity unit, low level WC, partially tiled walls, tiled floor, and heated towel rail.



GARDEN

Stunning wrap around gardens, laid to lawn with planted areas, mature shrub border, greenhouse and patio area. Access to double garage.



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: TBC

PARKING ARRANGEMENTS: Double garage and large 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.

GROUND FLOOR
842 sq.ft. (78.2 sq.m.) approx.

1ST FLOOR
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA: 1547 sq.ft. (143.7 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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