



86 St. James Drive, Northallerton DL7 8YW

**** CHAIN FREE ****

This perfectly located, three bedroom detached bungalow in Northallerton is sure to be an attractive prospect to a wide range of buyers. Located on a quiet spot at the end of St James Drive, the property is ideally situated. Internal accommodation consists of an entrance hallway, spacious lounge, dining room conservatory and breakfast kitchen. There are three bedrooms, largest with an en-suite shower room and a house bathroom. Externally the property offers a driveway leading to a double garage with a lawned gardens rear and patio area. The property requires some modernisation and is ready to be personalised to create your dream home.

EPC Rating D - Council Tax Band D

Chain Free £350,000

LOCATION

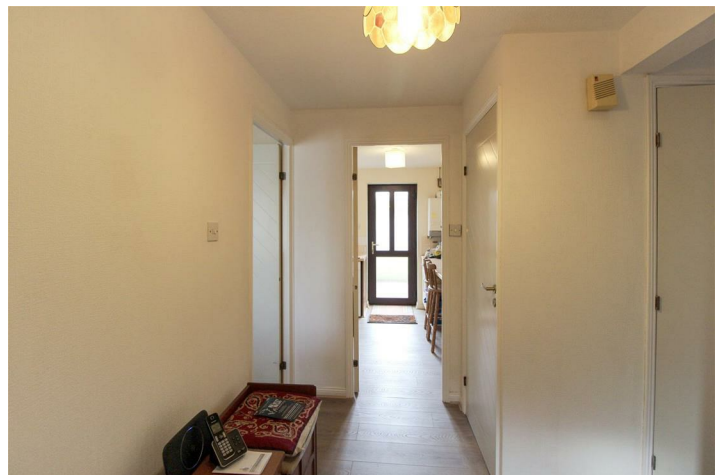
St James Drive is situated in Northallerton and a short walk to the town centre. Northallerton offers a range of facilities including a very well served High Street including: Marks and Spencer Food, Betty's Tea Rooms, Barker's Department Store circa 1882, a boutique Everyman Cinema and a variety bars/public 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 going straight on at the next two roundabouts and onto the Thirsk Road. Take the fourth right hand turn onto St. James Drive and follow to the very end where the property sits on the right hand side.

ENTRANCE

With double glazed entrance door, two storage cupboards and a radiator.



LIVING ROOM

15'5" x 11'7" (4.7m x 3.55m)

With front facing double glazed window, gas fireplace, parquet wooden flooring and a radiator.



DINING ROOM

8'10" x 9'2" (2.7m x 2.8m)

With rear facing double glazed sliding patio door, parquet wooden flooring, serving hatch from kitchen and a radiator.



KITCHEN

13'1" x 9'2" (4.0m x 2.8m)

With rear facing double glazed windows and door, fitted kitchen including base, wall and drawer units, rolled edge work surfaces, tiled splash backs, stainless steel sink and drainer with mixer tap, built in electric oven, gas hob and extractor fan, space and plumbing for washing machine and dishwasher, space for undercounter appliances, breakfast bar and a radiator.



CONSERVATORY

10'5" x 10'2" (3.2m x 3.1m)

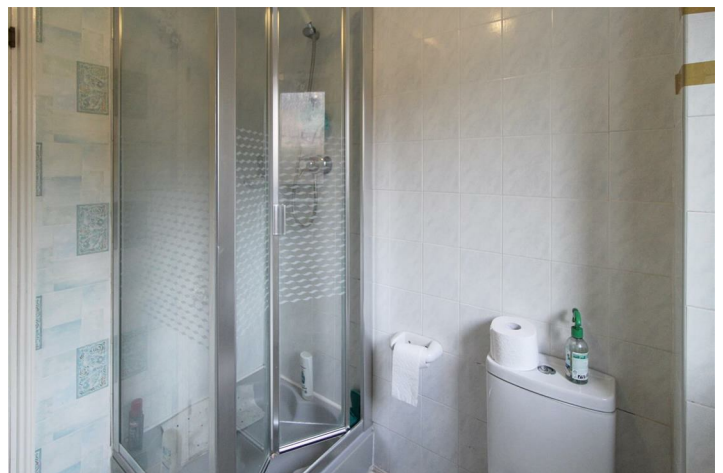
Double glazed conservatory with double doors open onto the garden.



BEDROOM 1

10'9" x 11'1" (3.3m x 3.4m)

With front facing double glazed window, door to en suite and radiator.



EN SUITE

6'2" x 5'6" (1.9m x 1.7m)

With side facing frosted double glazed window, step in shower cubicle, hand wash basin, low level WC, fully tiled walls and a heated towel rail.

BEDROOM 2

9'6" x 12'9" (2.9m x 3.9m)

With rear facing doubled glazed windows and a radiator.



BEDROOM 3

7'6" x 12'9" (2.3m x 3.9m)

With rear facing doubled glazed windows, three built in wardrobes with sliding doors and a radiator.



BATHROOM

6'2" x 8'2" (1.9m x 2.5m)

With side facing frosted double glazed window, 3 piece suite made up of panelled bath with shower over, hand wash basin in vanity unit, low level WC, fully tiled walls and a heated towel rail.



GARDEN

Mature rear garden mostly laid to lawn with shrubs, trees and vegetable patch, patio area, paved foot path leading to 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: Off road parking

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

