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63 Mowbray Road, Northallerton DL6 1QT

This three-bedroom detached bungalow on Mowbray Road, Northallerton, offers fantastic space and is in move-in-ready condition. Situated on a generous plot with wraparound gardens, the property features a single attached garage, ample off-street parking, and outdoor amenities including a patio and two sheds (two timber sheds, one with power, electricity, and internet). Internally, it has ducted warm air heating, and UPVC double glazing. The accommodation includes an entrance hall, an boasts a spacious lounge, kitchen, conservatory, laundry room, utility room, and three bedrooms (two doubles and a single). A modern bathroom with a walk-in shower completes the layout, making this home perfectly suited for families or those seeking single-level living.

EPC Rating D- Council Tax Band E

Offers In The Region Of £425,000

LOCATION

Mowbray Road is situated in Northallerton. Northallerton offers a range of facilities including a very well served High Street including: Marks and Spencer Food Hall, Betty's Tea Rooms, Barker's Department Store circa 1882, three supermarkets, several independent and chain 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, Tees Valley and Leeds Bradford Airport.

DIRECTION

From Northallerton High Street proceed South down the High Street turning right at the first roundabout, then left at the next roundabout on to Brompton Road. Continue over the next two mini roundabouts onto Stokesley Road then turn right onto Turker Lane, turn left onto Mowbray Road and the property sits on the right hand side, identified by our for sale board.

ENTRANCE HALLWAY

With front facing UPVC double glazed window and door.

LIVING ROOM

21'11" x 14'11" (6.70 x 4.57)

With front facing UPVC double glazed windows and ducted warm air heating.



KITCHEN

14'9" x 11'10" (4.51 x 3.63)

With rear facing UPVC double glazed Windows, range of base, wall and drawer units, worktops over, Under mount sink and drainer, electric hob, integrated electric oven, fridge, dishwasher and ducted warm air heating.



UTILITY ROOM

8'6" x 7'4" (2.61 x 2.25)

With rear facing UPVC double glazed door, cupboard space and access to both attached garage and conservatory.



LAUNDRY ROOM

8'1" x 4'11" (2.47 x 1.52)

With side facing UPVC Window, plumbing for washer and dryer.



BEDROOM ONE

10'10" x 11'2" (3.31 x 3.42)

With rear facing UPVC window and ducted warm air heating.



BEDROOM TWO

10'10" x 9'3" (3.31 x 2.83)

With rear facing UPVC window and ducted warm air heating and fitted wardrobes



BEDROOM THREE

10'6" x 7'10" (3.22 x 2.41)

With Front facing UPVC window and ducted warm air heating.



BATHROOM

7'2" x 7'10" (2.19 x 2.41)

With side facing UPVC double glazed window,
Adapted walk in electric shower, low level WC,
pedestal wash hand basin, tiled walls and ducted
warm air heating.



CONSERVATORY

19'4" x 9'11" (5.91 x 3.03)

With UPVC double glazed construction, Covered roof, tiled floor and double doors leading to the garden .



FRONT GARDEN

With bricked driveway, off street parking, decorative stone, landscaping greenery and porch

REAR GARDEN

With a patio area, two timber sheds, decorative stone, a low-maintenance lawn, and a raised flower bed.



CLAUSES AND TENURE

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 leasehold 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.

PLEASE NOTE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

If you have any concerns we recommend that you ask us to verify any queries before going to any expense.

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: 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.