



**James Winn**  
**Estate Agents**

**Tel: 01609 777125 Fax: #**

**[www.jameswinn.co.uk](http://www.jameswinn.co.uk)**

Northallerton,  
[info@jameswinn.co.uk](mailto:info@jameswinn.co.uk)



### **24 The Crescent, Northallerton DL6 1EY**

This three bedroom semi-detached home in central Northallerton is the perfect family property with bags of space inside and out. Located in a popular area in central Northallerton the properties lies just minutes walk from the town centre and its amenities. Internal accommodation consists of a spacious entrance hallway, separate lounge, a good sized dining kitchen and wc ground floor whilst the first floor holds a landing, two double bedrooms with fitted storage, a single bedroom and a family bathroom. Externally the property offers a front garden with off street parking and a well-sized rear garden with patio area as well as a lawned garden. UPVC double glazing and gas central heating is present throughout as expected. EPC Rating C - Council Tax Band B.

**£220,000**

### LOCATION

Situated in Northallerton. Northallerton offers a range of facilities including shops, supermarkets, restaurants, a twice weekly market, primary and secondary schooling, a hospital and a library. There is a range of sporting and leisure facilities within the area as a whole. There are bus and rail links and access to the North Yorkshire Moors, the Yorkshire Dales, the A1, A19 and Durham Tees Airport.

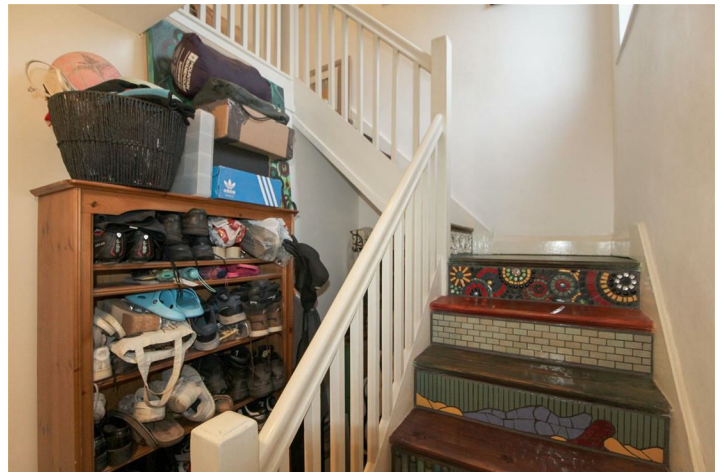
### DIRECTIONS

From our office head south down the High Street turning left at the first roundabout onto Friarage Street. Continue straight on at the first roundabout onto Bullamoor Road, at the next roundabout turn right onto Valley Road, take the second left onto The Crescent and the property is on the right hand side.

### THE ACCOMMODATION COMPRISES

#### ENTRANCE HALL

With glazed entrance door, mosaic staircase leading to first floor and radiator.





## LOUNGE

14'5" x 11'1" (4.4m x 3.4m)

With rear facing double glazed windows, wood burning stove and radiator.



**DINING KITCHEN**

20'8" x 7'10" (6.3m x 2.4m)

With front facing double glazed windows and rear facing double glazed patio door, fitted kitchen comprising base, wall and drawer units, roll edge work surfaces, tiled splash back, stainless steel sink and drainer, built in oven, gas hob and extractor, space and plumbing for washing machine, and a radiator.





### CLOAKROOM / W.C.

With side facing double glazed window, low level wc, hand wash basin and radiator.

### FIRST FLOOR LANDING

With front facing double glazed window.



### BEDROOM 1

11'5" x 11'1" (3.5m x 3.4m)

With rear facing double glazed windows, built in wardrobe and a radiator.



### BEDROOM 2

11'1" x 10'2" (3.4m x 3.1m)

With side and rear facing double glazed windows, built in wardrobe and a radiator.



### BEDROOM 3

9'2" x 8'2" (2.8m x 2.5m)

With front facing double glazed windows and a radiator.



**BATHROOM**

With front facing double glazed windows, fully tiled walls, panelled bath with shower over, hand wash basin in vanity unit, low level WC and radiator.





## GARDEN

Rear garden mostly laid to lawn with patio area, side access and store.





## EXTERNAL



## VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

## 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 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.



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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