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10a The Burrows Boroughbridge Road, Northallerton DL7 8AT

This charming 4-bedroom dormer bungalow offers a perfect blend of spacious living, versatility, and modern convenience. The interior of the property is exceptionally quiet, offering a peaceful retreat from the outside world. The ground floor features a bright and spacious living/dining room with ample room for relaxation and entertaining, a modern kitchen, a convenient WC, and a family bathroom. Three double bedrooms are thoughtfully laid out, with one on the ground floor and two upstairs alongside a single bedroom. The upstairs also benefits from eaves space to the rear, perfect for storage. Adding further flexibility, the property boasts a converted garage currently used as a salon, complete with plumbing and electricity, offering potential for a home office, studio, or additional living space. Externally there is a private wrap around garden. With its practical layout, characterful design, and adaptable features, this property is an excellent opportunity for comfortable and flexible living.

EPC Rating E - Council Tax Band D

Offers In The Region Of £285,000

LOCATION

Boroughbridge Road is situated in Northallerton. 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, 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 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

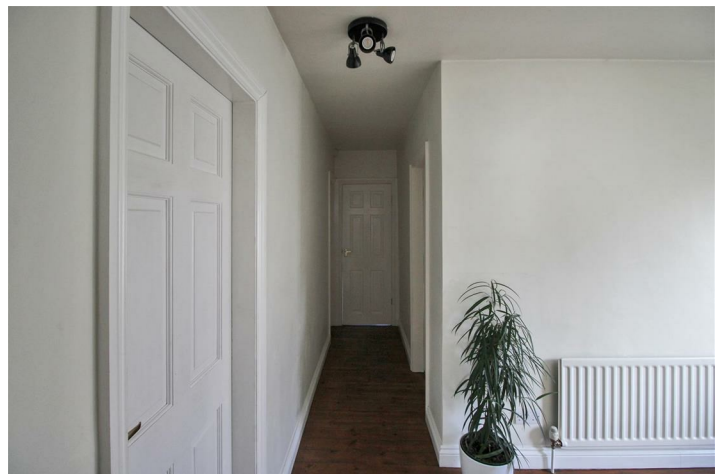
From the Northallerton office head South down the High Street, proceeding straight on at the first roundabout, continue down the High Street turning right at the next roundabout onto South Parade. Proceed down South Parade and straight over at the next roundabout passing the railway station and over the railway lines onto Boroughbridge Road where The Burrows 10a can be found on the right hand side.

THE ACCOMMODATION CONSISTS OF

ENTRANCE

13'1" x 4'9" (4.01 x 1.45)

With Front facing UPVC window, solid wood flooring,
Under stairs storage and radiator.



LIVING/DINING AREA

With front, side and rear facing UPVC double glazing, solid wood flooring, Log burner, breakfast hatch and radiator.



KITCHEN

11'5" x 7'10" (3.50 x 2.39)

With rear facing UPVC double glazed window, range of base, wall and drawer units, worktops over, built in fridge and separate freezer, inset sink and drainer, electric ovens, electric hob, extractor hood, laminate flooring and storage cupboards.



BEDROOM 2

10'6" x 10'5" (3.22 x 3.19)

With Front facing UPVC window and radiator.



BATHROOM

7'10" x 5'10" (2.41 x 1.80)

With side facing UPVC double glazing, pedestal wash hand basin, Panel bath, LED bathroom mirror cabinet and heated towel rail.



WC

2'11" x 3'2" (0.89 x 0.97)

With side facing UPVC double glazing, a low flush W.C, and radiator.



BEDROOM 1

12'3" x 11'4" (3.74 x 3.46)

With Front facing UPVC window, two large eaves storages and radiator.



BEDROOM 4

10'0" x 6'8" (3.07 x 2.05)

With Front facing UPVC window and radiator.



BEDROOM 3

12'5" x 11'10" (3.80 x 3.63)

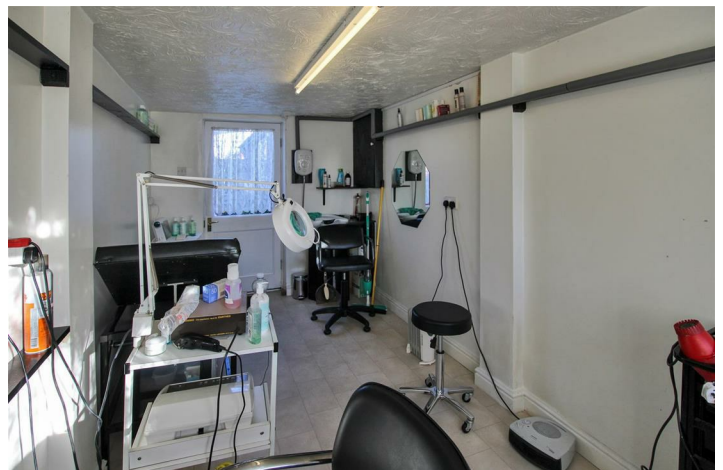
With Front facing UPVC window, storage, eaves storage and radiator.



CONVERTED GARAGE

16'2" x 7'6" (4.95 x 2.30)

With access from either the front or rear, lighting, electrical outlets and wash hand basin.



GARDEN

With enclosed wrap around garden, low maintenance lawn area to the front, patio to the rear and shed.



PARKING

With room for up to 4 large vehicles.



EXTERNAL



MORTGAGE AND 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.

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, 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
608 sq.ft. (56.5 sq.m.) approx.

1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 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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