



17 Brickside Way, Northallerton DL6 2FE

This beautifully presented property is entered through a composite front door into an inviting entrance porch, which leads to the living room and the integral garage with electric and lighting. The living room features a window to the front and opens into the inner hallway. The hallway provides access to a convenient downstairs WC, stairs to the first floor.

At the rear of the property, you'll find a stylish kitchen diner, fitted with sleek white gloss wall and floor units, complemented by contrasting wooden laminate worktops. The kitchen is well-equipped with a stainless steel 1 1/2 bowl sink and drainer, an electric oven, a gas hob with an extractor overhead, plumbing for a washing machine and dishwasher, space for a tall fridge freezer and dining table. French doors open from the dining area into the rear garden.

The fully landscaped rear garden has been designed to a high standard, featuring a decorative central fountain, gravel and paving for low-maintenance appeal, and a charming summerhouse ideal for relaxing or entertaining. A green shed offers additional storage, and the garden is fully enclosed with timber fencing for privacy.

Upstairs, the landing provides access to three double bedrooms, a family bathroom comprising a panel bath with shower overhead, WC, and wash hand basin, and the loft, which is fully insulated, boarded, and equipped with fitted ladders for easy access. The master bedroom benefits from a contemporary ensuite shower room.

To the front of the property, there is a double-width driveway offering off-street parking for two vehicles, which leads to the integral garage.

EPC Rating B - Council Tax Band D

Offers Over £279,000

LOCATION

Brickside Way 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.

DIRECTIONS

From our Northallerton office, head north up the High Street and go straight over the mini roundabout. Continue over the level crossing and proceed straight at the next mini roundabout onto Darlington Road. At the following roundabout, take the first exit onto Kings Park, then take the first left and right onto Brickside Way. The property is on the left-hand side, marked with a James Winn For Sale sign.

THE ACCOMMODATION CONSIST OF

PORCH

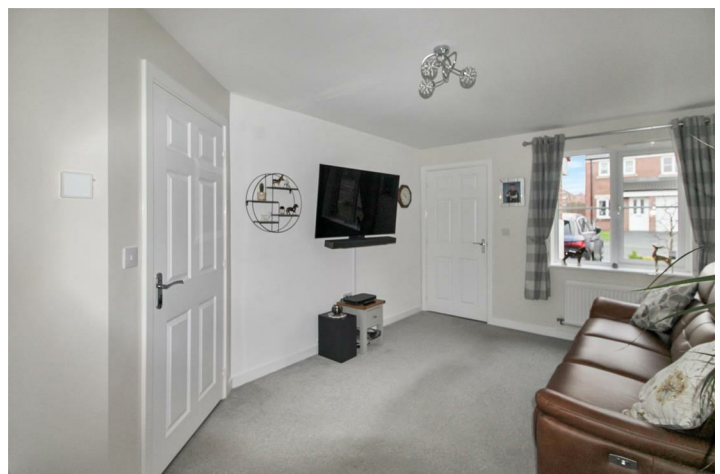
4'9" x 3'5" (1.46 x 1.06)

With front facing UPVC double glazed door, access to the garage and radiator.

LIVING ROOM

16'0" x 10'0" (4.88m x 3.05m)

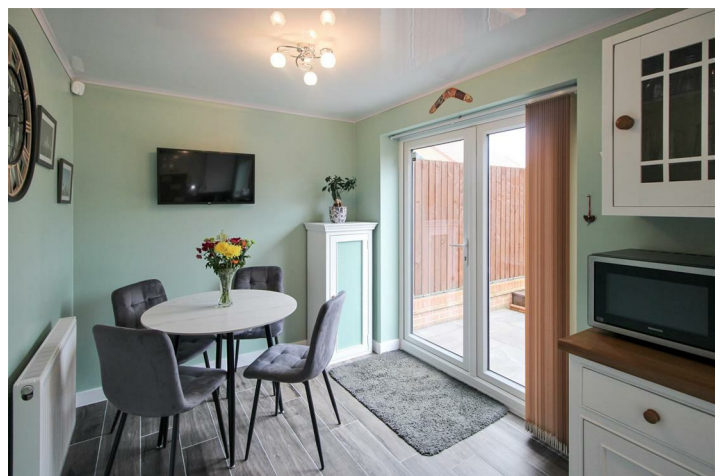
With front facing UPVC double glazed window, tv point and radiator.



KITCHEN DINER

6'11" x 18'0" (2.13m x 5.49m)

With rear facing UPVC French doors and windows, a range of floor, draw and wall units, plumbing for washing and dishwasher, electric oven, gas hob and radiator.



WC

2'11" x 4'7" (0.89 x 1.40)

With low level WC, pedestal wash hand basin, extractor and radiator.



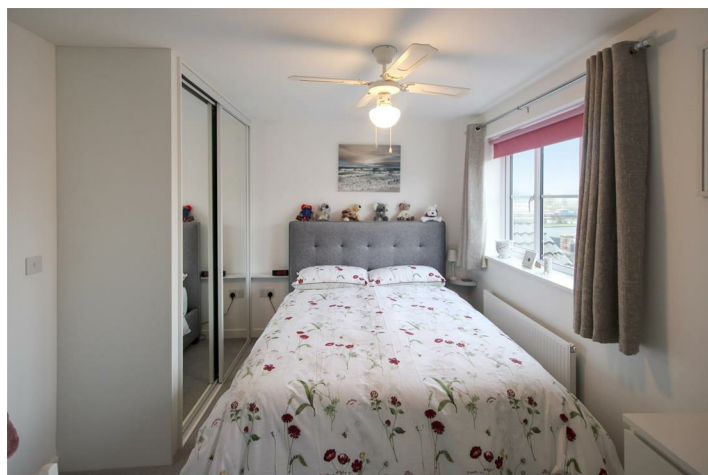
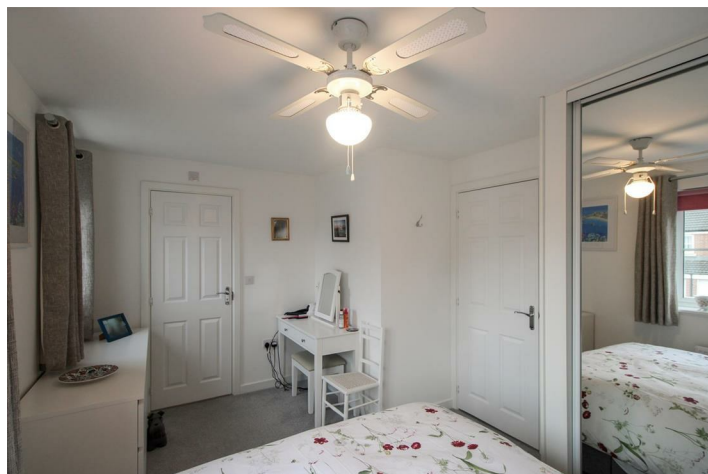
LANDING

With access to all rooms, a fully insulated and boarded loft space.

BEDROOM ONE

8'11" x 14'0" (2.74m x 4.27m)

With two front facing UPVC double glazed windows, built in wardrobes with sliding door and radiator.



EN SUITE

4'11" x 4'0" (1.52m x 1.22m)

With front facing UPVC double glazed window, low level WC, pedestal wash hand basin, shower and towel radiator.



BEDROOM TWO

6'11" x 8'11" (2.13m x 2.74m)

With rear facing UPVC double glazed window and radiator.



BEDROOM THREE

10'11" x 8'0" (3.35m x 2.44m)

With rear facing UPVC double glazed window and radiator.



FAMILY BATHROOM

8'7" x 5'6" (2.64 x 1.689)

With side facing UPVC double glazed window, low level WC, pedestal wash hand basin, panelled bath with shower overhead with screen and towel radiator.



GARAGE

With roller garage door, storage space, power and lighting.

REAR GARDEN

This charming and low-maintenance garden features a beautifully landscaped design with a combination of gravel and paving. At its heart, a decorative fountain sits on a stone centerpiece, adding elegance and a sense of tranquility. The garden also boasts a cosy summerhouse, perfect for relaxing or entertaining guests, as well as a practical green shed for storage. Flower beds border the space, offering potential for vibrant planting, while the fencing provides privacy and a polished, modern finish. The area is ideal for enjoying outdoor living with minimal upkeep.



SUMMER HOUSE
With electric and lighting



FRONT GARDEN

Parking for two vehicles.



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:

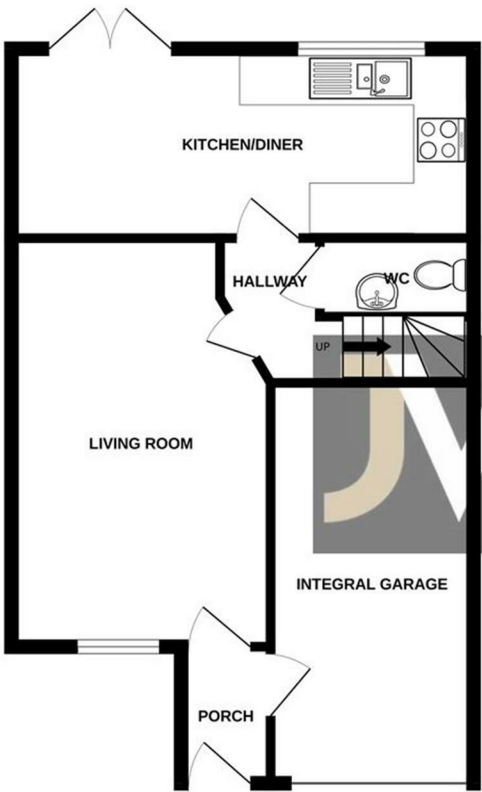
The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

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
516 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 966 sq.ft. (89.7 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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