



17 Alvertune Road, Northallerton DL6 2FQ

This beautifully designed 2-bedroom semi-detached home offers modern living in a stylish and practical layout. On the ground floor, you'll find a spacious kitchen-diner and lounge area featuring stunning modular country oak flooring. The kitchen is equipped with upgraded cabinets, premium handles, fitted appliances including a fridge freezer and dishwasher, and luxurious worktops. A convenient downstairs bathroom and a storage area housing the boiler and consumer unit complete the ground floor.

Upstairs, the property boasts two generously sized double bedrooms, each with built-in storage to maximise space, along with a sleek, modern bathroom.

The rear garden is perfect for entertaining, featuring a large decked area and convenient side access to the front of the property. At the front, there are two allocated parking spaces for added convenience.

This home combines contemporary finishes with practical features, making it ideal for modern living. It also benefits from 6 years remaining on the NHBC warranty, providing peace of mind.

EPC Rating B - Council Tax Band C

£205,000

LOCATION

Alvertune 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, Middlesborough, Tees Valley and Leeds Bradford Airport.

DIRECTIONS

From the Northallerton office, head north up the High Street, proceeding straight over the mini roundabout. Continue over the level crossing and go straight over the next mini roundabout onto Darlington Road. At the following roundabout, take the third exit onto North Moor Road. Take the second left, then turn right onto Alvertune Road, where number 17 can be found on the left, marked by a James Winn For Sale sign.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

With a double glazed entrance door to front, storage cupboard and radiator.



UTILITY ROOM

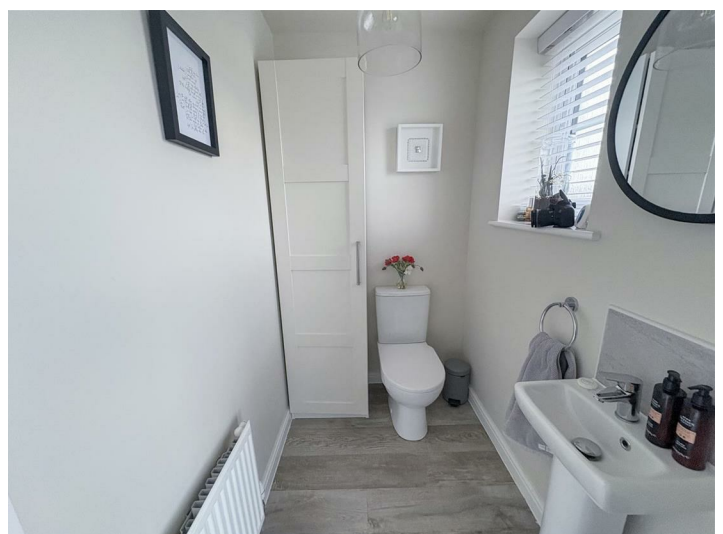
5'5" x 2'4" (1.66 x 0.72)

With plumbing for washing machine, boiler and electrics.

WC

5'6" x 4'0" (1.690 x 1.243)

Pedestal wash hand basin, low flush wc and radiator.



KITCHEN

9'1" x 14'1" (2.789 x 4.316)

Including a fitted range of wall and base units incorporating upgraded cabinets and stylish handles, rolled edge work surfaces, a one-and-a-half bowl sink unit with mixer taps, an integrated electric oven and gas hob, extractor hood and light, moduleo country oak flooring, integrated dishwasher, and fridge freezer.



LIVING AREA

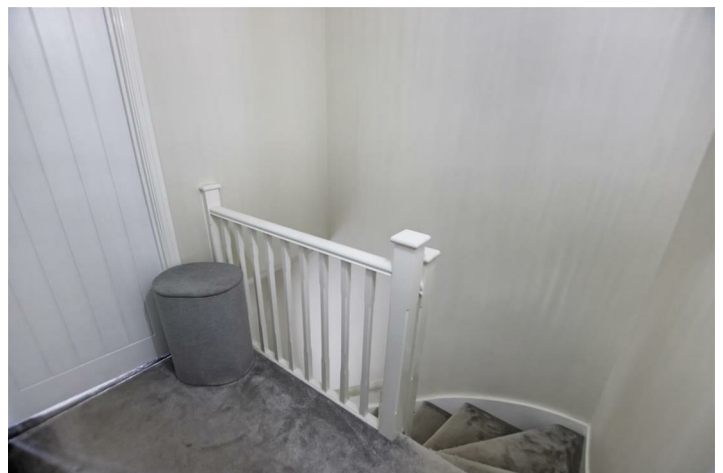
13'8" x 14'1" (4.19 x 4.31)

With moduleo country oak flooring throughout, double glazed French doors opening onto the rear garden and radiator.



FIRST FLOOR LANDING

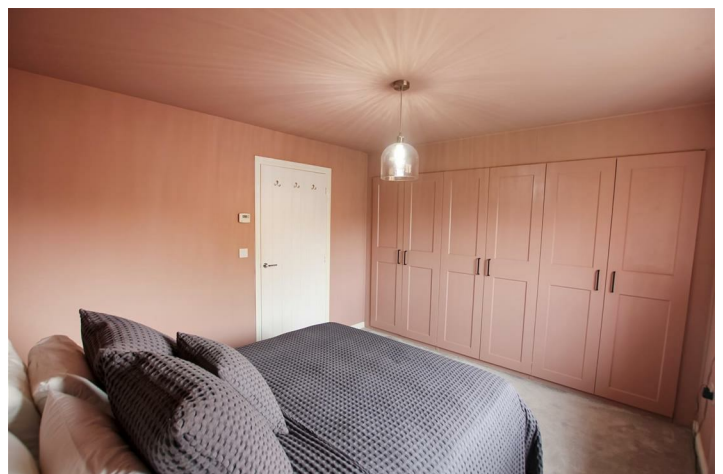
With access to the loft space.



BEDROOM ONE

14'1" x 10'5" (4.31 x 3.2)

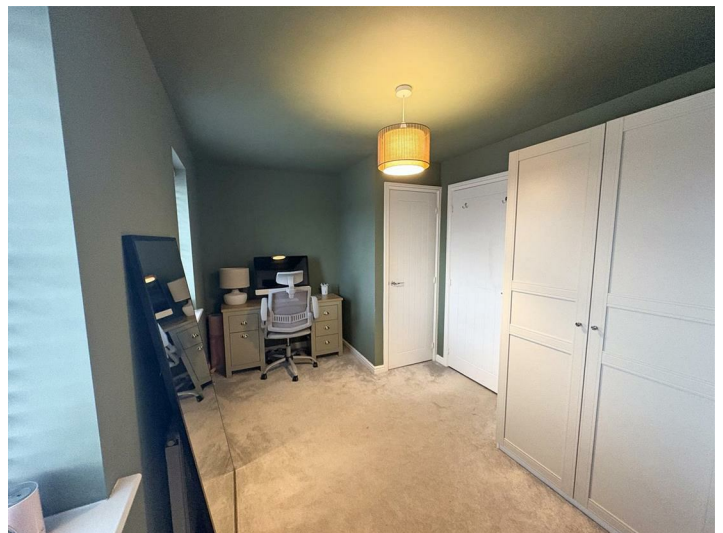
With double glazed window to rear, Built in wardrobes and radiator.



BEDROOM TWO

14'1" x 6'6" (4.31 x 2.0)

With two double glazed windows to front, built in wardrobes and radiator.



BATHROOM

6'11" x 6'3" (2.13 x 1.91)

Including a modern three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level wc., tiled walls, tiled floor, radiator and extractor fan.



PARKING

Two designated parking space to the front of the property.



REAR GARDEN

An enclosed rear garden mainly laid to lawn with large decked area and small patio.



VIEWING

Viewing is Strictly By Appointment Only.

MORTGAGE 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 advisor based. 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
373 sq.ft. (34.7 sq.m.) approx.

1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 747 sq.ft. (69.4 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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