



5 Merchants Place, Springwell Lane Northallerton DL7 8RA

This beautifully presented 2-year-old three-bedroom, three-storey townhouse offers modern living at its finest and comes with the reassurance of a 10-year Global Home Warranties Limited from April 2022. Boasting stunning open-plan living with bi-fold doors leading to a south-facing garden, the property is perfect for both entertaining and family life. The contemporary handleless kitchen, designed with integrated appliances, combines style and practicality. There are three bedrooms, two bathrooms, and interiors thoughtfully designed by Rachel Maclane Ltd. Ideally located just a short walk from the bustling high street, train station, and the green spaces of Applegarth Park, the property also includes two private parking spaces.

EPC Rating B - Council tax band C

Offers Over £230,000

LOCATION

Merchants Place is situated on Springwell Lane 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, four supermarkets, several independent and chain restaurants, and coffee shops, 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 Northallerton High Street head south, at the traffic lights turn right onto Romanby Road. Proceed straight over the mini roundabout and where the road forks take a right hand turn onto Springwell Lane, where 5 Merchants Place can be found on the left hand side.

THE ACCOMODATION CONSISTS OF

ENTRANCE HALL

4'4" x 6'2" (1.34 x 1.89)

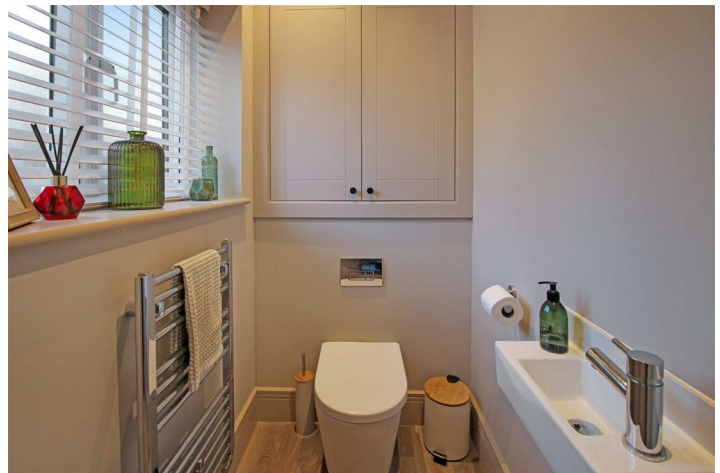
With front facing UPVC door oak flooring, access to cloakroom/w.c, stairs to first floor and a radiator.



CLOAKROOM/W.C

4'8" x 3'6" (1.43 x 1.09)

With a low level w.c, vanity sink unit, extractor fan, and a towel radiator.



OPEN PLAN LOUNGE/DINER/KITCHEN

KITCHEN

13'6" x 9'7" (4.12 x 2.926)

Including a fitted range of base and drawer units, a radiator, spotlights, one and a half bowl integral sink with tap, integrated electric oven and electric hob, extractor hood and light, dishwasher, fridge and freezer.



LOUNGE/DINING ROOM

11'2" x 12'11" (3.41 x 3.962)

With bi-fold doors to the rear, two radiators, and a television point.



UTILITY

7'6" x 6'0" (2.3 x 1.84)

With plumbing for washing machine.

FIRST FLOOR LANDING

BEDROOM TWO

13'5" x 9'9" (4.09 x 2.98)

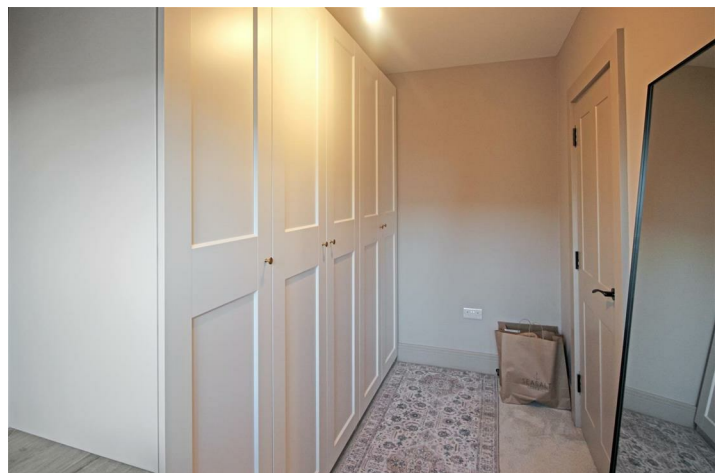
With double glazed window to rear, television point, storage cupboard and radiator.



BEDROOM THREE

6'4" x 12'2" (1.94 x 3.71)

With UPVC double glazed window to the front, and radiator.



HOUSE BATHROOM/W.C

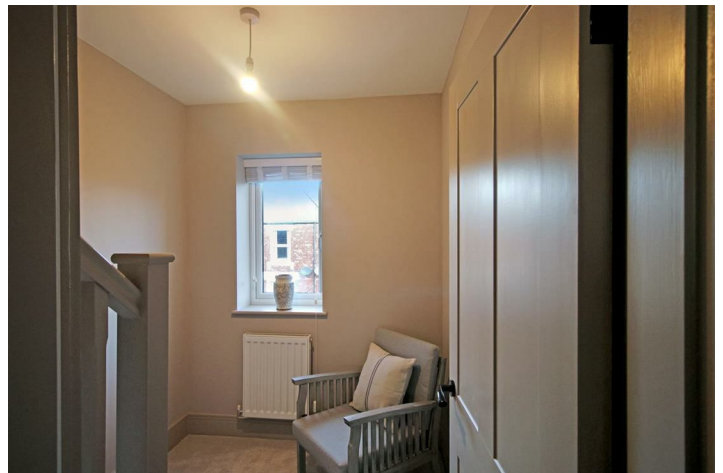
626'7" x 6'3" (191 x 1.92)

Including a modern three piece suite comprising of a panelled bath with waterfall shower over, hand basin set in vanity unit, low level w.c., part tiled walls, vertical heated towel rail, spotlights and extractor fan.



STUDY AREA

With front facing UPVC window and radiator.



BEDROOM ONE

19'9" x 9'7" (6.02 x 2.93)

With double glazed window to rear, spotlights, eaves storage and radiator.



EN-SUITE

5'4" x 6'5" (1.65 x 1.965)

Including a modern three piece suite comprising of a step in shower cubicle, pedestal wash hand basin, low level w.c., part tiled walls, towel radiator and extractor fan.



REAR GARDEN

With neatly paved patio, wooden fenced boundary and access to rear parking spaces.



PARKING

For two vehicles.

EXTERNAL



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.

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.

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: None

WATER METER: No

PARKING ARRANGEMENTS:

BROADBAND SPEED:

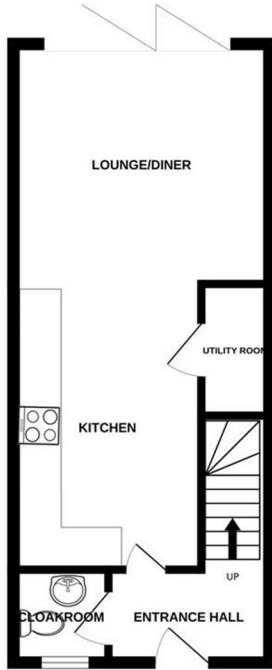
The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

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.

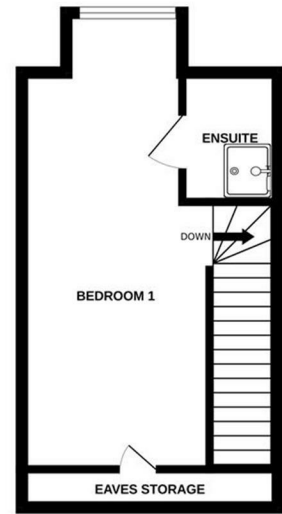
GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



2ND FLOOR
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 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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