



James Winn
Estate Agents

Tel: 01609 777125 Fax: #

www.jameswinn.co.uk

Northallerton,
info@jameswinn.co.uk



4 Lascelles Lane, Northallerton DL6 1EP

**** CHAIN FREE ****

This mid-terrace three bedroom, one bathroom property is perfectly suited for first-time buyers or investors. Situated just 200 metres from the town centre, the home offers convenient access to local amenities. The layout includes a spacious living room, a separate dining room, and three well-proportioned bedrooms. Outside, the property features low-maintenance front and rear gardens, ideal for busy lifestyles. Additionally, there is parking permit space available on the street. With its central location and great potential, this property is an excellent opportunity not to be missed.

EPC Rating D - Council Tax Band B

Chain Free £167,500

SITUATION

Lascelles Lane is situated in Northallerton which 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 Northallerton office proceed South down the High Street, turning left at the first roundabout, Turning right at the second set of traffic lights ,left at the mini round about and follow the road round and you will find No. 4 Lascelles Lane.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

With a double glazed entrance door to the front.



LIVING ROOM

11'5" x 11'7" (3.485 x 3.55)

With front facing double glazed window, electric fire and a radiator.



DINING ROOM

11'11" x 14'7" (3.654 x 4.45)

With rear facing double glazed window, radiator and under stairs storage.



KITCHEN

9'10" x 8'2" (3.00 x 2.50)

With side facing double glazed window, a radiator, a range of base, wall and drawer units, work surface and tiled splash back, stainless steel sink with mixer tap, space and plumbing for a dishwasher and washing machine.



FIRST FLOOR LANDING

BEDROOM ONE

13'8" x 11'11" (4.18 x 3.64)

With front facing double glazed window, fireplace and a radiator.



BEDROOM TWO

11'0" x 10'6" (3.359 x 3.22)

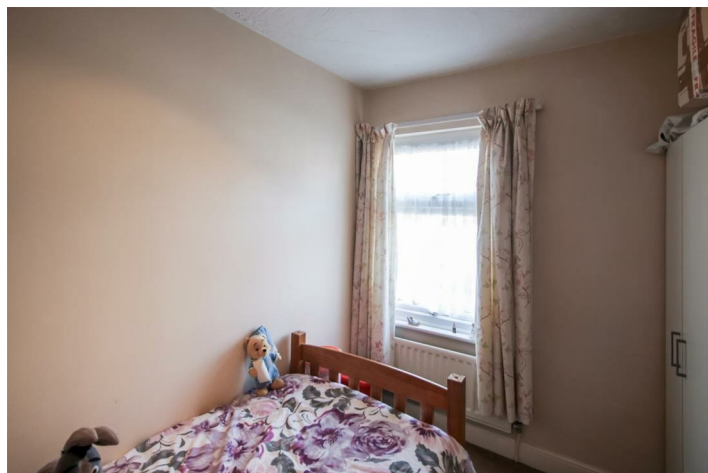
With rear facing double glazed window and radiator.



BEDROOM THREE

11'6" x 7'5" (3.53 x 2.286)

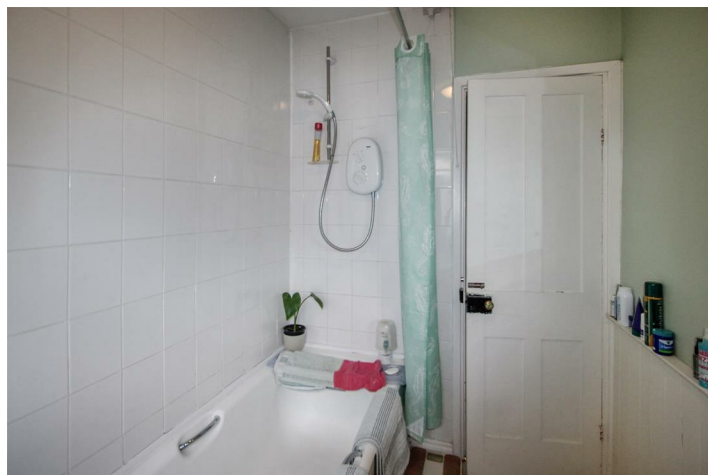
With front facing double glazed window and a radiator.



HOUSE BATHROOM/ W.C.

7'8" x 5'5" (2.36 x 1.67)

With rear facing double glazed window, a radiator, a panelled bath with electric shower above and pedestal hand basin.



FRONT GARDEN

With gravelled surface and side access to the rear.



REAR GARDEN

with small paved patio area providing low-maintenance and side access to the front of the property.



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.

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.

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: N/A

WATER METER: Yes

PARKING ARRANGEMENTS: STREET PARKING FOR ONE

BROADBAND SPEED:

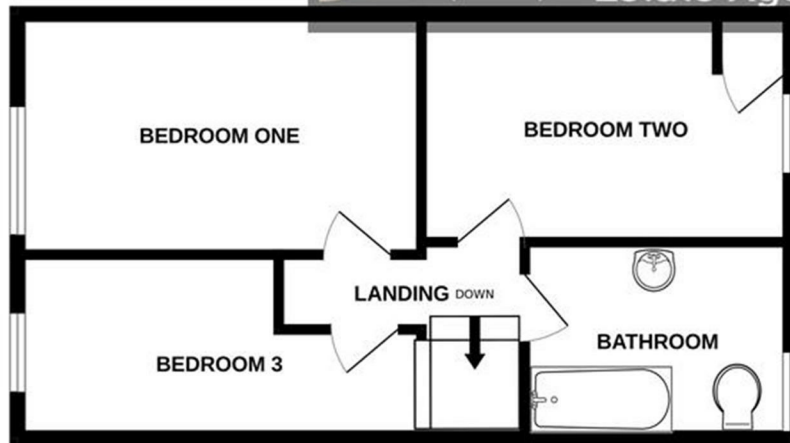
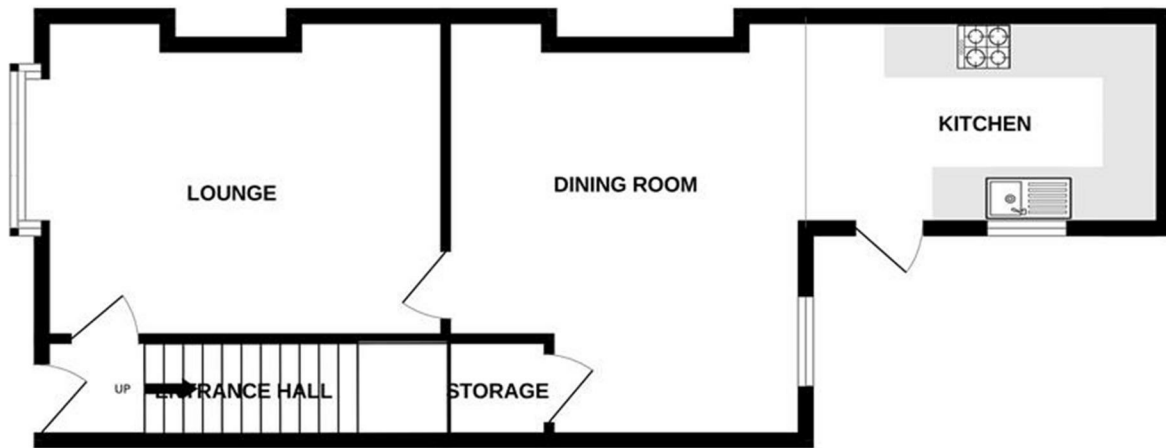
The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: NO

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



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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