



39 Turker Lane, Northallerton DL6 1QL

Nestled in the ever-popular Turker Lane, this delightful four-bedroom detached bungalow offers a perfect combination of space, comfort, and privacy. The recently installed, stunning new kitchen is the heart of the home, offering a modern and functional space for everyday living. The bungalow also features a well-established, private rear garden, perfect for outdoor relaxation and entertaining. Inside, you'll find a spacious layout with gas central heating, extensive double glazing, and plenty of natural light. There are two double rooms and two singles, along with a main house bathroom and a separate WC for added convenience. Additional features include a single garage and parking for up to three cars. Early viewing is highly recommended to fully appreciate the high quality and superb condition of this home.

EPC Rating C- Council Tax Band E

Offers In The Region Of £425,000

SITUATION

Turker Lane 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, four 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 our office head South down the High Street turning left at the first roundabout onto Friarage Street. At the next roundabout turn left onto Brompton Road. Continue along the road turning right onto Turker Lane where No. 39 can be found on the left hand side.

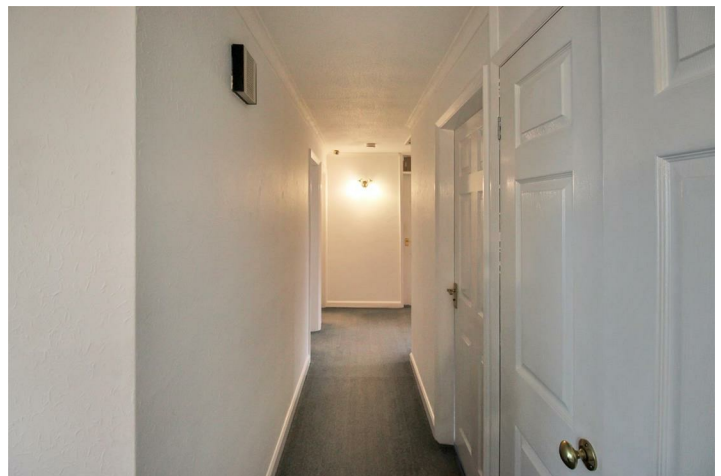
THE ACCOMMODATION COMPRISES

ENTRANCE VESTIBULE

With a double glazed entrance door to side.

ENTRANCE HALL

With a double glazed entrance door to front, a radiator, a storage cupboard, access to the roof space and all rooms.



LIVING ROOM

17'10" x 14'2" (5.456 x 4.329)

A bright south-facing living room with large front and side windows, filling the space with natural light. Features a log burner with a marble-effect inset and stone surround, two double radiators, and double doors leading to the dining room.



DINING KITCHEN

22'4" x 10'4" (6.831 x 3.158)

This modern kitchen diner features grey shaker-style cabinets with polished handles, white quartz countertops, and a spacious stainless steel sink. It's fully fitted with base, wall, and drawer units for plenty of storage, along with an integrated dishwasher and plumbing for a washing machine. The room also has a sliding door leading to the garden and access to the utility room.



UTILITY ROOM

With access to the rear garden.

BATHROOM/W.C.

11'8" x 5'8" (3.56 x 1.73)

With side facing double glazed window, a radiator, a panelled bath, shower, wash hand basin, low level WC and large airing cupboard for storage.



CLOAKROOM/W.C.

5'10" x 2'7" (1.80 x 0.81)

With low level WC and side facing window.



BEDROOM ONE DOUBLE BEDROOM

11'11" x 12'4" (3.65 x 3.76)

With double radiator and rear facing window with view of rear garden.



BEDROOM TWO DOUBLE BEDROOM

10'1" x 12'5" (3.097 x 3.797)

With Built-in wardrobes, double radiator and side facing window.



BEDROOM THREE SINGLE

8'9" x 7'5" (2.690 x 2.28)

With double radiator and rear facing window with view of rear garden.



BEDROOM FOUR SINGLE

11'11" x 5'10" (3.64 x 1.80)

With double radiator and side facing window.



GARAGE

19'0" x 12'7" (5.8m x 3.84m)

With electric roller door and pedestrian door to the front, rear facing window and side door to the rear, light and power and storage in attic space

FRONT GARDEN

A block-paved driveway with space for three cars leading to the covered porch and side entrance of the property. The garden is predominantly laid to lawn, complemented by mature shrubs and flower beds. A brick wall borders the front, while the side features a gravel area and a fenced perimeter.



REAR GARDEN

41'1" x 51'10" (approx) (12.54 x 15.82 (approx))

A spacious lawned area with a central path leading to a patio area, a greenhouse, a summer house surrounded by flower beds and a south facing patio at the top of the garden.



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.

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 gas, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: Yes

PARKING ARRANGEMENTS: Garage and driveway

BROADBAND SPEED:

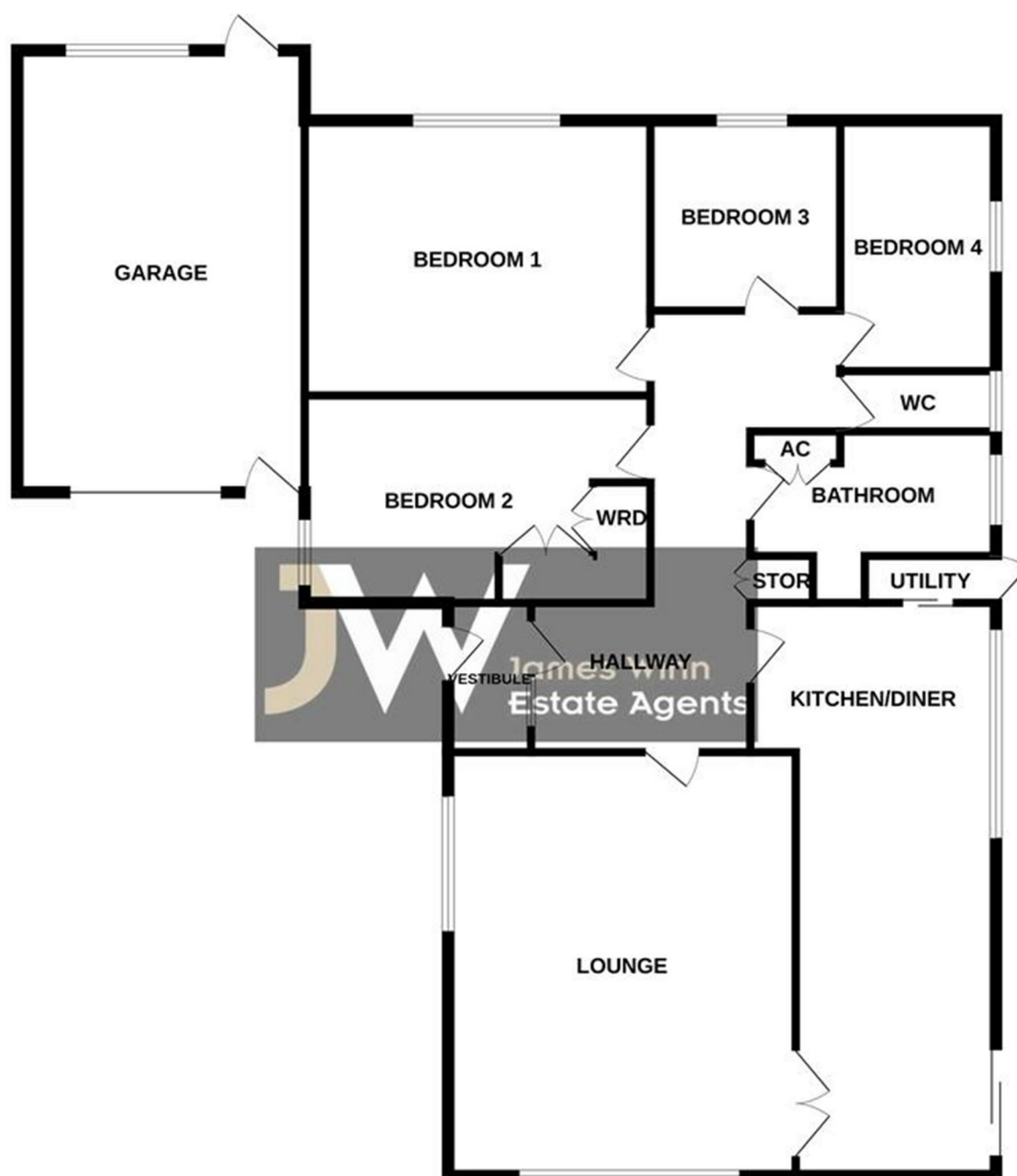
The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

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
1706 sq.ft. (158.5 sq.m.) approx.



TOTAL FLOOR AREA : 1706 sq.ft. (158.5 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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