

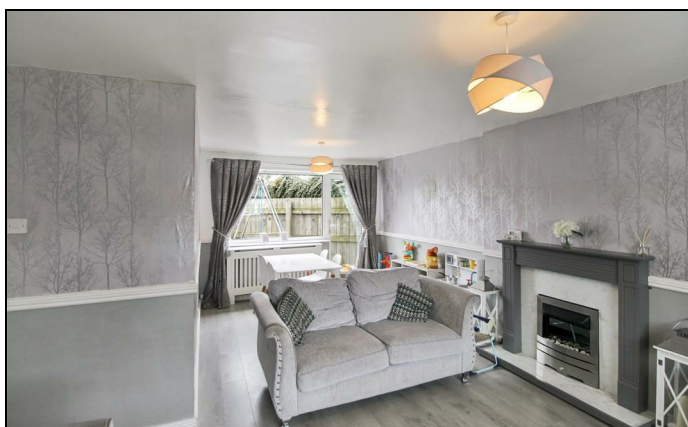


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8 Moorview Road, Northallerton DL6 1RF

****Chain-Free****

Situated just 20 meters from the local school and within walking distance of local amenities, this well-presented three-bedroom link-detached home offers convenience and comfort. The property benefits from a gas central heating system and extensive double glazing.

The ground floor features an entrance hall, a spacious lounge/diner, a well-equipped kitchen, and a useful utility space adjacent to the kitchen. Upstairs, there are three generously sized bedrooms, with two benefiting from built-in wardrobes for extra storage, and a modern family bathroom.

Externally, the property boasts good-sized front and rear gardens with low-maintenance lawn areas, along with off-street parking.

Offered with no onward chain, this home is perfect for families or first time buyers.

EPC Rating D - Council Tax Band B

Offers Over £180,000

DIRECTIONS

From our Northallerton office head South down the High Street turning left at the first roundabout onto Friarage Street, continue straight on at the next two roundabouts onto Bullamoor Road. Take the fourth turning on the left onto Meadow Lane and then the first right onto Moorview Road where number 8 is situated on the right hand side.

SITUATION

Moorview Road is situated in Northallerton. Northallerton offers a range of facilities including a very well served High Street including: Marks and Spencer Food, 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.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

With doors leading to the kitchen, lounge/diner, under stairs cupboard and the stairs to the first floor

LOUNGE

20'6" x 13'3" (6.27 x 4.05)

With double-glazed windows to the front and rear, along with a glazed door to the rear, this space is flooded with natural light. A stylish fire surround houses a electric fire and two radiators.



KITCHEN

9'3" x 9'4" (2.83 x 2.87)

With a double glazed window to the rear , a range of matching fitted units with worktops over, a single drainer sink unit with mixer tap, an integrated electric oven, gas hob and extractor hood over, space for a fridge freezer, space and plumbing for a washing machine and dishwasher.



UTILITY SPACE

3'11" x 9'4" (1.21 x 2.87)

With lighting and electric, Ideal space for storage and laundry.



FIRST FLOOR LANDING

With window.



BEDROOM ONE

12'0" x 11'9" (3.67 x 3.59)

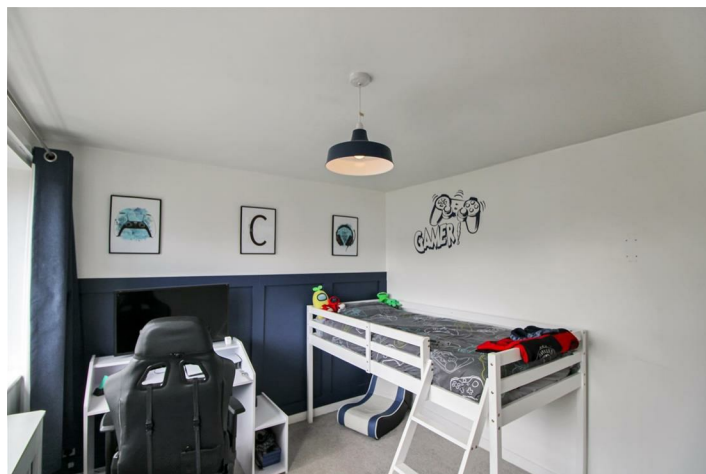
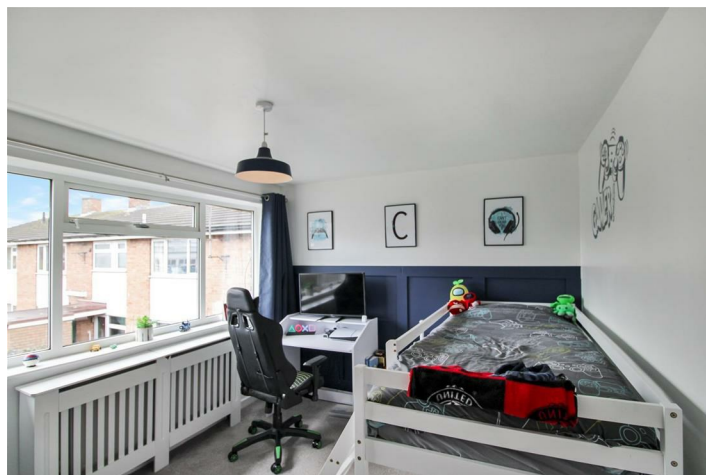
With a double glazed window to the front, a radiator and fitted wardrobes.



BEDROOM TWO

9'7" x 11'8" (2.93 x 3.58)

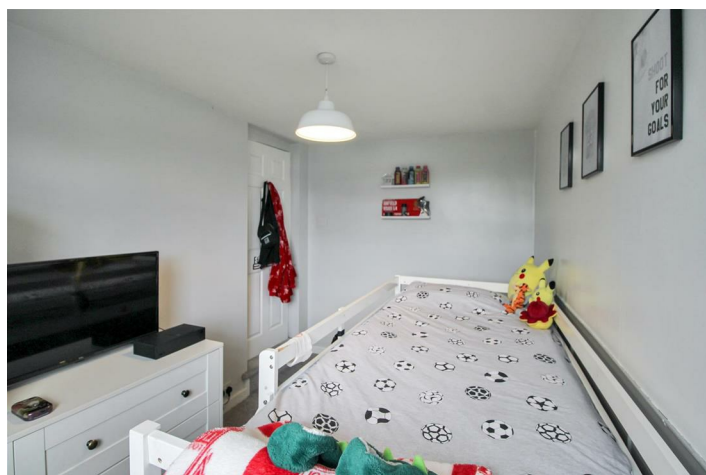
With a double glazed window to rear, a radiator and built in storage cupboards.



BEDROOM THREE

12'1" x 7'4" (3.70 x 2.25)

With double glazed window to rear and a radiator.



BATHROOM/W.C.

9'4" x 5'8" (2.85 x 1.74)

With a double glazed window to rear, a white suite comprises: A panelled bath with a shower over, a pedestal wash hand basin, a low flush W.C. and a heated towel radiator.



FRONT GARDEN

With a driveway providing access to the front of the property and a small lawn area



REAR GARDEN

An enclosed rear garden, mainly laid to lawn, with a patio area, decking, and a small section with decorative bark



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.

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: N/A

WATER METER: No

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.



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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