



9 Mulgrave Drive, Northallerton DL7 8RS

Spacious & Modernised 3-Bedroom Semi-Detached Home

This beautifully modernised three-bedroom semi-detached home has been upgraded throughout, offering a perfect blend of style and practicality. Every room has been renovated, including the living room, kitchen, and the addition of a large utility room with ample storage and plumbing. Upstairs has been fully modernised, with the master bedroom benefiting from an en-suite.

A loft conversion has transformed the home, creating a large third bedroom with eaves storage and a landing study/office space, making all three bedrooms generously sized doubles. Since ownership, the property has benefited from new windows, doors, a boiler, electrics, bathrooms, and all living spaces.

Externally, the home boasts excellent off-street parking, a good-sized garage, and a lot of outdoor space. This is a fantastic opportunity for those seeking a spacious, move-in-ready family home with high-quality upgrades throughout.

EPC Rating E - Council Tax Band C

£275,000

LOCATION

Mulgrave Drive 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. There are bus and rail links and access to the North Yorkshire Moors, the Yorkshire Dales, the A1, A19 and Durham Tees Valley Airport.

DIRECTIONS

From our Northallerton office head South down the High Street going straight on at the next two roundabouts on to the Thirsk Road. Take the third turning on the right on to Normanby Road, Mulgrave Drive is the second turning on the right where No. 9 can be identified by our for-sale board.

THE ACCOMMODATION CONSISTS OF

ENTRANCE HALL

12'5" x 6'5" (3.792 x 1.966)

With front facing composite front door, storage cupboard, stairs to first floor and radiator.



LIVING ROOM

11'8" x 12'7" (3.557 x 3.848)

With Front facing uPVC double glazing bay window with storage underneath and radiator.



KITCHEN

9'11" x 9'4" (3.024 x 2.864)

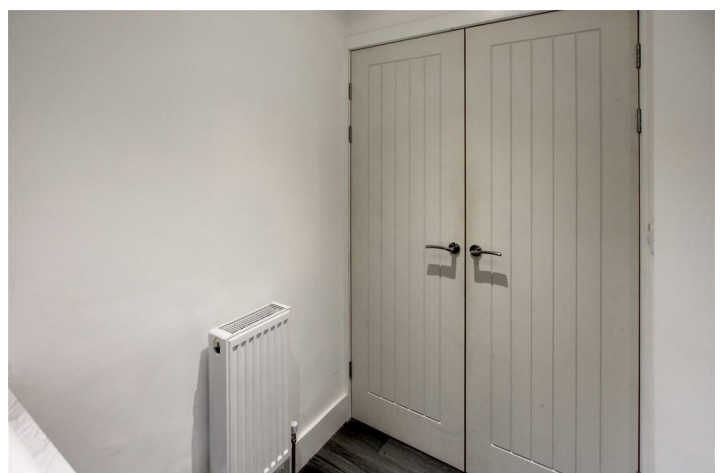
With rear facing uPVC double glazed window, a range of base, wall and drawer kitchen units, worktops with tiles splashbacks, white ceramic double-bowl inset sink, two electric ovens with storage under, induction hob extractor hood over, integrated dishwasher, integrated fridge and freezer and radiator.



UTILITY

6'5" x 10'3" (1.958 x 3.135)

With side facing uPVC double glazed window, door to the side, white ceramic double-bowl inset sink with mixer taps, a range of base, storage cupboard with plumbing for washer and dryer, second storage cupboard and radiator.



FIRST FLOOR LANDING

12'1" x 6'4" (3.708 x 1.955)

With a side-facing uPVC double-glazed window, hidden storage above the stairs, and a staircase leading to the second floor.



BEDROOM ONE

13'2" x 11'8" (4.019 x 3.567)

With front facing double glazed window, built in wardrobes and radiator.



EN-SUITE

6'8" x 4'7" (2.037 x 1.401)

With front facing double glazed window, step in shower cubicle, pedestal hand wash basin, low level WC, heated towel rail, extractor fan, LED Illuminated Anti-Fog Mirror with Bluetooth and radiator.



BEDROOM TWO

11'8" x 10'3" (3.568 x 3.147)

With rear facing uPVC double glazing and radiator.



BATHROOM

5'3" x 6'5" (1.62 x 1.98)

With rear facing double glazed window, panel bath with shower over, pedestal hand wash basin, low level WC, heated towel rail, extractor fan, LED Illuminated Anti-Fog Mirror with Bluetooth and radiator.



SECOND FLOOR LANDING

With a Velux double-glazed window with integrated black out blinds and lighting, making it an ideal study/office space.



BEDROOM THREE

11'8" x 11'3" (3.558 x 3.432)

With two Velux double-glazed window with integrated black out blinds, eves storage on both elevations and radiator.



DRIVEWAY

With off-street parking for three vehicles.



REAR GARDEN

With mostly laid to lawn and small patio area to the top of the garden.



GARAGE

27'11" x 8'1" (8.52 x 2.47)

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.

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.

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: YES

PARKING ARRANGEMENTS: Off road parking

BROADBAND SPEED:

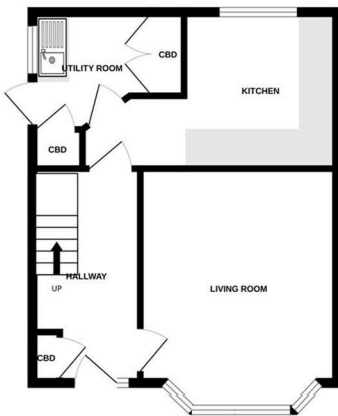
The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: N/A

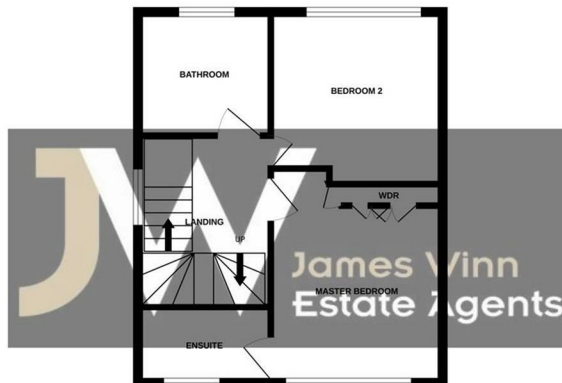
MOBILE PHONE SIGNAL: No known issues

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.

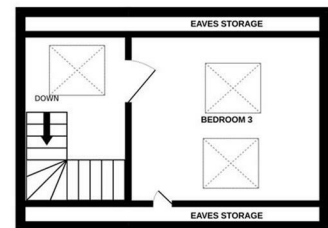
GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



2ND FLOOR
229 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA : 1034 sq.ft. (96.0 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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