



## 61 South Parade, Northallerton DL7 8SL

A beautifully presented two double-bedroom Victorian end-terraced house, full of character and modern conveniences, located on South Parade, just 100 yards from Northallerton High Street and 200 yards from Northallerton railway station. The property benefits from gas central heating and a versatile layout, comprising: an entrance hall, a living room with sash windows featuring secondary glazing and an original tiled fire surround, a dining room, a spacious tanked cellar room (offering potential as a bedroom or additional reception room, subject to the relevant permissions), a modern fitted kitchen with integrated appliances, a utility room, a white bathroom/WC, a first-floor landing, two generously sized double bedrooms, and a cloakroom/WC.

Externally, the property boasts a forecourt garden, an enclosed rear yard with a newly built wall, a lawned rear garden, and two off-street parking spaces. Additionally, at the bottom of the rear garden, there is an exceptional summer house complete with a log burner—offering a perfect retreat all year round. This charming period home combines classic features with contemporary living in an incredibly convenient location.

EPC Rating D - Council Tax Band D

**Offers Over £299,000**



### SITUATION

South Parade 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 Valley Airport.

### DIRECTIONS

From our Northallerton office head South down the High Street proceeding straight over at the first roundabout and take the third exit at the next roundabout onto South Parade where No. 61 can be found on the left hand side.

### THE ACCOMMODATION COMPRISES

#### ENTRANCE HALL

With a panelled entrance door to side.

#### LIVING ROOM

14'7" x 10'11" (4.45 x 3.33)

A bay sash window to front with secondary glazing, a radiator, ceiling coving, a picture rail, fitted cupboards and an electric fire with an original tiled surround and a slate mantle over.



#### DINING ROOM

14'2" x 11'10" (4.34 x 3.61)

With a sash window to rear, a radiator, a picture rail, fitted cupboard ceiling coving and a tiled fireplace with a slate mantle over and access to the cellar room.



**CELLAR ROOM**

14'9" x 14'7" (4.52 x 4.45)

A tanked cellar room (which could be used as a bedroom or an additional reception room with the relevant permissions) with a yorkshire sash window to front and a radiator.

**KITCHEN**

10'7" x 7'4" (3.23 x 2.24)

With a double glazed yorkshire sash window and a double glazed door to side, a radiator, a range of matching fitted units with worktops over and tiled splashbacks, a single drainer sink unit, an integrated double electric oven, gas hob, extractor hood and space for fridge and freezer.

**UTILITY ROOM**

3'6" x 7'4" (1.08 x 2.24)

With a window to side, a wall mounted gas boiler, space and plumbing for a washing machine and a tumble dryer.

HOUSE BATHROOM/ W.C.

5'7" x 7'5" (1.725 x 2.285)

With a double glazed window to side, a white suite comprises: Panelled bath with shower over, pedestal wash hand basin, low flush W.C., downlighters and a towel radiator.



FIRST FLOOR LANDING

With a radiator.

CLOAKROOM/W.C.

5'11" x 2'7" (1.82 x 0.81)

With a corner wash hand basin and a low flush W.C..





### BEDROOM ONE

13'5" x 11'10" (4.09 x 3.61)

With a sash window to front, a radiator, cast iron feature fireplace, fitted wardrobes and a storage cupboard.



## BEDROOM TWO

13'5" x 8'9" (4.09 x 2.67)

With two double glazed sash windows to rear, radiator and a fitted wardrobe with mirror doors.



### FORECOURT GARDEN

A gravelled forecourt garden with wrought iron railings.



### PARKING

A tarmac driveway leads to two off-street parking spaces.

### REAR YARD

With a newly built wall providing privacy, two access gates to the side and rear, and a garden shed





## REAR GARDEN

is mostly laid to lawn with planted flower and shrub borders, a paved patio, gravelled area and a summer house.



## SUMMER HOUSE

With a log burner and storage.



## 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:** Shared responsibility (with 6 adjoining properties) for driveway maintenance.

**WATER METER:**

**PARKING ARRANGEMENTS:** Two spaces to the rear.

**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/>

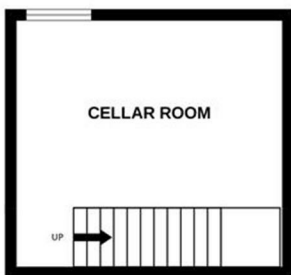
**ELECTRIC CAR CHARGER:** N/A

**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.



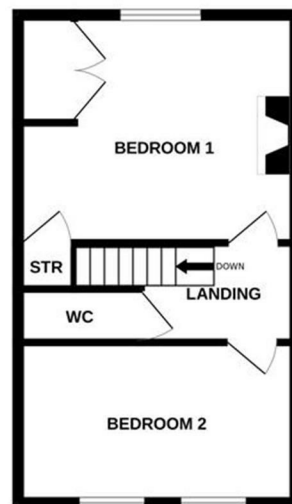
**BASEMENT**  
184 sq.ft. (17.1 sq.m.) approx.



**GROUND FLOOR**  
494 sq.ft. (45.9 sq.m.) approx.



**1ST FLOOR**  
343 sq.ft. (31.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1021 sq.ft. (94.9 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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