



Oaklea , Thrintoft Northallerton DL7 0PL

**** CHAIN FREE ****

This wonderfully presented three bedroom detached house in Thrintoft must be seen to be appreciated, offering plenty of space internally and externally. The accommodation consist of an entrance hall, spacious living room, dining room, kitchen, sun room, study and a utility room with WC. On the first floor there is a light filled landing, a master bedroom with en-suite, two further bedrooms and a house bathroom. Externally there is a beautiful wrap around lawn garden with fruits Trees, a private sunken patio area and to the front of the property has off road parking and steps to the front door. A viewing is required to appreciate the space and quality on offer.

EPC Rating D - Council Tax Band C

Offers Over £465,000

LOCATION

Oaklea is located in the Village of Thrintoft just half a mile away from Morton on Swale offering a primary school, public house and village shop . Thrintoft is also a short 10 minute drive from Northallerton which 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, a boutique Everyman Cinema and a variety bars/public houses, cafes and 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 A1(M) is 6 miles to the West, the A19 is 6 miles to the North East, both offering easy access to Leeds, York, Middlesbrough, Teesside International and Leeds Bradford Airport.

DIRECTIONS

Proceed out of Northallerton on the A684, through the village of Ainderby Steeple and take the 2nd right turning sign posted for Thrintoft. After about half a mile you will come to a crossroads and the property is located on your left hand side.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

With front facing double glazed door and window, tiled flooring with underfloor heating, built in storage and stairs leading to the first floor.



LIVING ROOM

16'4" x 11'5" (5.0m x 3.5m)

With front and rear facing double glazed windows, tiled flooring with underfloor heating and opening to the Sun Room



DINING ROOM

12'1" x 11'9" (3.7m x 3.6m)

With original timber beams and tiled flooring with underfloor heating.



KITCHEN

11'5" x 18'0" (3.5m x 5.5m)

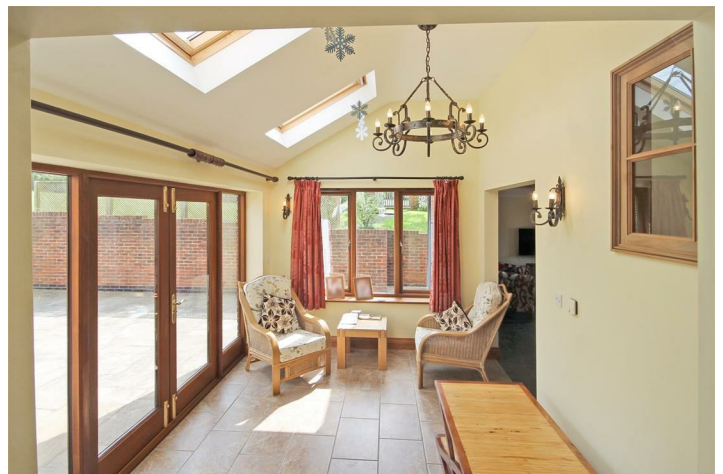
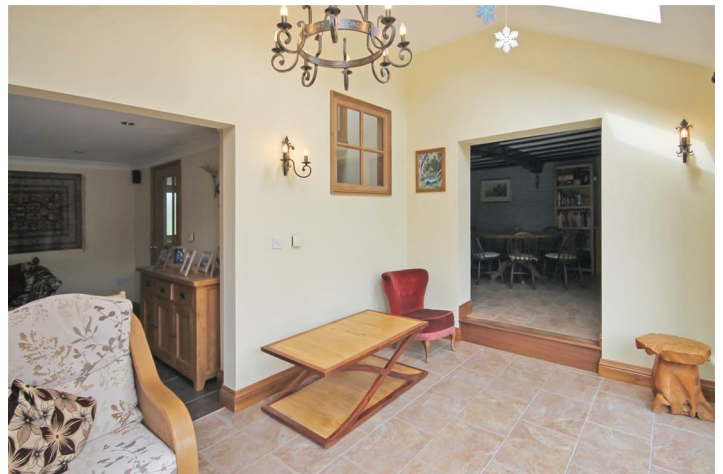
With side facing double glazed windows, a range of base, wall and drawer units, a roll top wood effect work surface, a large AGA, integrated fridge/freezer, stainless steel sink and drainer, space and plumbing for dishwasher, built in wine cooler and breakfast bar.



SUN ROOM

12'9" x 8'10" (3.9m x 2.7m)

An incredibly light room with rear and side facing double glazed windows, roof Velux windows and tiled flooring with underfloor heating.



STUDY

12'1" x 13'1" (3.7m x 4.0m)

With front and side facing double glazed windows, original timber beams, wood burning stove, tiled flooring with underfloor heating, built in storage cupboard and door to utility room.

**UTILITY ROOM**

5'6" x 11'9" (1.7m x 3.6m)

With side facing double glazed windows, a range of base, wall and drawer units, a roll top wood effect work surface, stainless steel sink and drainer, space and plumbing for washing machine as well as space for further freestanding appliances.



WC

With side facing double glazed window, low level WC and hand wash basin.

FIRST FLOOR LANDING

With rear facing double glazed windows, Velux roof window and built in storage cupboard.



MASTER BEDROOM

11'5" x 16'4" (3.5m x 5.0m)

With front and rear facing double glazed windows, built in wardrobe, door to en suite, wooden flooring and a radiator.



EN-SUITE

With Velux roof window, walking shower cubicle, low level WC, hand wash basin in vanity unit, fully tiled walls and heated towel rail.



BEDROOM 2

12'1" x 11'9" (3.7m x 3.6m)

With side facing double glazed window and a radiator.



BEDROOM 3

12'1" x 9'6" (3.7m x 2.9m)

With side facing double glazed window and a radiator.



BATHROOM

With side facing double glazed window, panelled bath with shower over, low level WC, pedestal hand wash basin, fully tiled walls and heated towel rail.



GARDEN

Oaklea (continued)



EXTERNAL



VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

CLAUSES AND TENURE

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 leasehold 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.

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: 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.

1599 sq.ft. (148.6 sq.m.) approx.



TOTAL FLOOR AREA : 1599 sq.ft. (148.6 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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