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1 Castlegate Road, Northallerton DL7 8WE

This beautifully presented Barratt Cheadle Design three-bedroom detached home exudes character and style. The current owner has meticulously upgraded the property with high-end finishes, creating a stunning living space ready for its next owners to enjoy.

Located on a sought-after modern development on a private road, just a short walk from Northallerton High Street, this home occupies a desirable corner plot with ample parking and enjoys picturesque field views directly opposite.

Internally, the property offers a welcoming entrance hall, a spacious lounge, a stylish kitchen-diner, a utility room, and a W.C. on the ground floor. Upstairs, there are three well-proportioned bedrooms, all featuring fitted wardrobes, including a master bedroom with an en-suite shower room, along with a modern family bathroom.

Externally, the home benefits from a large rear garden with Indian sandstone paving and a laid lawn. To the front, there is ample parking for up to five vehicles, side parking, a small lawned area, and a decorative stone section with access to the garage.

EPC B - Council Tax Band D

£340,000

LOCATION

Castlegate Road 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 York Moors, the Yorkshire Dales, the A1, A19 and Durham Tees Valley Airport.

DIRECTIONS

From Northallerton High Street, head north and proceed straight over the mini roundabout. Continue over the level crossing and take the first exit at the next mini roundabout onto Yafforth Road. At the following roundabout, take the first exit onto Ben Hyde Way, then turn left onto De Lacy Road. Follow the road to the end, then turn right, followed by another left onto Castlegate Road (a private road). Continue to the end, where No. 1 will be clearly marked by a James Winn sign

THE ACCOMMODATION CONSISTS OF

HALL

With front facing door, stairs to first floor, LVT flooring, burglar alarm, ring doorbell, and radiator.

LOUNGE

16'6" x 12'9" (5.04 x 3.91)

With front facing uPVC double glaze bay window, LVT flooring, media wall with LED's, understairs storage and radiators.



KITCHEN DINER

17'2" x 7'7" (5.25 x 2.32)

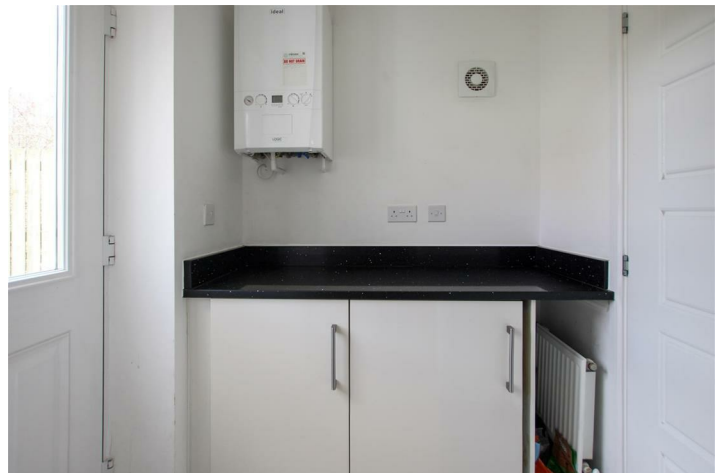
Enhanced with premium show home upgrades, this stylish kitchen features glossed white base, wall and drawer units, black granite countertops, and integrated appliances. A built-in oven, microwave, fridge freezer, dishwasher and stainless-steel extractor hood enhance convenience, while under-cabinet LED lighting adds a sophisticated touch. French doors lead to the patio, with a separate door to the utility room and W.C., complementing the open-plan design. With ample storage, a premium double sink, and chic tiled flooring, this space is perfect for everyday living and entertaining.



UTILITY

5'3" x 4'9" (1.61 x 1.46)

with glossed white base units, black granite countertops, integrated washer/dryer and uPVC rear door.



WC

5'3" x 2'10" (1.61 x 0.87)

With low level WC, corner wash hand basin, tiled floor, part tiled walls and radiator.



LANDING

With access to a fully boarded loft, with ladders and lighting.

BEDROOM ONE

12'1" x 8'11" (3.693 x 2.741)

With front and side facing uPVC double glazed windows, large built in wardrobes in dressing area and radiator.



EN-SUITE SHOWER ROOM

6'10" x 3'9" (2.09 x 1.15)

With shower cubicle, low level WC, pedestal wash hand basin rear facing UPVC double glazed window, LED Illuminated Anti-Fog Mirror with Bluetooth, LVT flooring and radiator.



BEDROOM TWO

11'9" x 10'6" (3.59 x 3.22)

With front uPVC double glazed windows, built in wardrobes, built in cupboard, 4 camera CCTV security system with hard drive video recorder and radiator.



BEDROOM THREE

10'6" x 6'5" (3.21 x 1.96)

With rear facing uPVC double glazed windows, built in wardrobes, cupboards, draws and radiator.



BATHROOM

6'5" x 6'3" (1.97 x 1.911)

With rear facing uPVC double glazed window, LVT flooring low level WC, wash hand basin, panelled bath, tiled floor, part tiled walls, LED Illuminated Anti-Fog Mirror with Bluetooth and radiator.



REAR GARDEN

With mostly laid to lawn, beautiful Indian stone patio area to the top of the garden and side access to the front of the property.



GARAGE

14'6" x 9'7" (4.43 x 2.93)

With up and over front door, power and light.

EXTERNAL

with mostly laid to lawn and decorative stone to the front, amazing views onto the fields parking to the front and side of the property and access to the garage.



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.

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.

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 for up to 5.

BROADBAND SPEED:

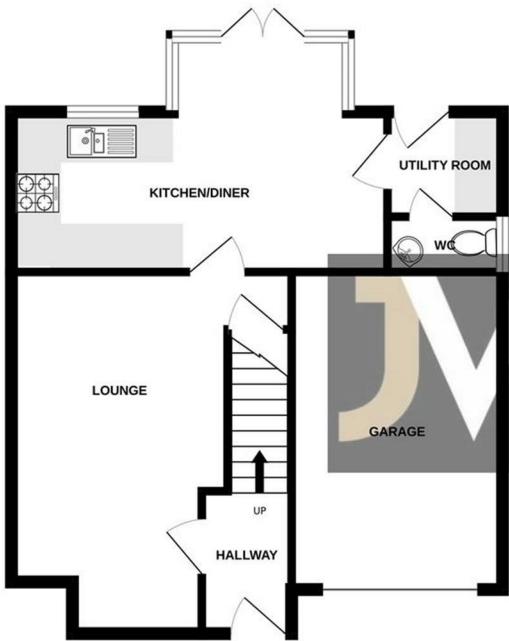
The maximum speed for broadband in this area is shown by inputting the postcode at the following link here <https://www.broadbandcheck.co.uk/>

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
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 997 sq.ft. (92.7 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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