



9 Boroughbridge Road, Northallerton DL7 8AX

This beautifully proportioned three-bedroom semi-detached home on the sought-after Boroughbridge Road, Romanby, is ready to be loved. Ideally situated near Northallerton town centre, the train station, and excellent local schools, it offers a fantastic opportunity to create your perfect family home. The ground floor features a welcoming entrance hallway, separate lounge and dining rooms, a useful pantry, and a newly fitted modern kitchen. Upstairs, you'll find a family bathroom and three well-sized bedrooms, perfect for a growing family. Externally, the property boasts lawned gardens to the front and rear, ample parking to the front, and additional storage with a shed and small outhouse. Freshly carpeted and painted throughout, this home also benefits from UPVC double glazing and gas central heating.

EPC Rating D - Council Tax Band C

Offers In The Region Of £275,000

SITUATION

Boroughbridge 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, Middlesbrough, Tees Valley and Leeds Bradford Airport.

DIRECTIONS

From the Northallerton office head South down the High Street, proceeding straight on at the first roundabout, continue down the High Street turning right at the next roundabout onto South Parade. Proceed down South Parade and straight over at the next roundabout passing the railway station and over the railway lines onto Boroughbridge Road where No. 9 can be found on the left hand side.

THE ACCOMMODATION COMPRISES OF

ENTRANCE HALL

4'2" x 4'2" (1.275 x 1.29)

With uPVC partial glazed door and uPVC double glazed window to side, stairs to first floor, door to lounge and door to dining room.



LOUNGE

16'0" x 13'8" max (4.88 x 4.19 max)

With a uPVC double glazed bay window, uPVC double glazed front window to the front, two radiator, door to hall and archway leading into dining room.



DINING ROOM

11'5" x 12'9"ax (3.50 x 3.90max)

With uPVC double glazed window to rear, radiator, door to hallway, sliding door to under stairs pantry cupboard, sliding door to kitchen.



UNDER STAIRS PANTRY CUPBOARD

With a uPVC double glazed window to side and range of fitted shelves and sliding door.

KITCHEN

7'3" x 8'6" (2.21 x 2.61)

With sliding door, uPVC double glazed window to rear, range of modern fitted wall and base units, tiled splashbacks, stainless steel sink unit, laminate flooring, electric fitted oven, electric fitted hob, fitted extractor, space for washing machine and partial glazed uPVC back door leading to rear garden.



FIRST FLOOR LANDING

With uPVC double glazed window to the side, landing storage cupboards and access to all rooms and loft space.



BEDROOM ONE

12'5" x 10'5" (3.79 x 3.18)

With rear uPVC double glazed window to rear and radiator.



BEDROOM TWO

11'8" x 10'5" (3.56 x 3.18)

With front facing uPVC double glazed and radiator.



BEDROOM THREE

7'3" x 8'0" (2.21 x 2.453)

With uPVC double glazed window to rear and radiator.



FAMILY BATHROOM

7'2" x 5'4" (2.2 x 1.65)

With uPVC window to front, panelled bath with shower over, pedestal wash hand basin, radiator and storage cupboard housing the boiler.



W.C

2'8" x 4'3" (0.82 x 1.31)

With uPVC window to the side, low level WC and radiator.



REAR GARDEN

Mostly laid to lawn, shed, outbuilding, large concrete seating area and gate access to the front.



FRONT GARDEN

Mainly laid to lawn with flower bed surrounding.



DRIVEWAY

With off street parking for 2 or more vehicles.

GARAGE

The vendor is in the process of removing the garage to create additional parking space and accommodate future expansion.

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.

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: TBC

PARKING ARRANGEMENTS: Off road parking

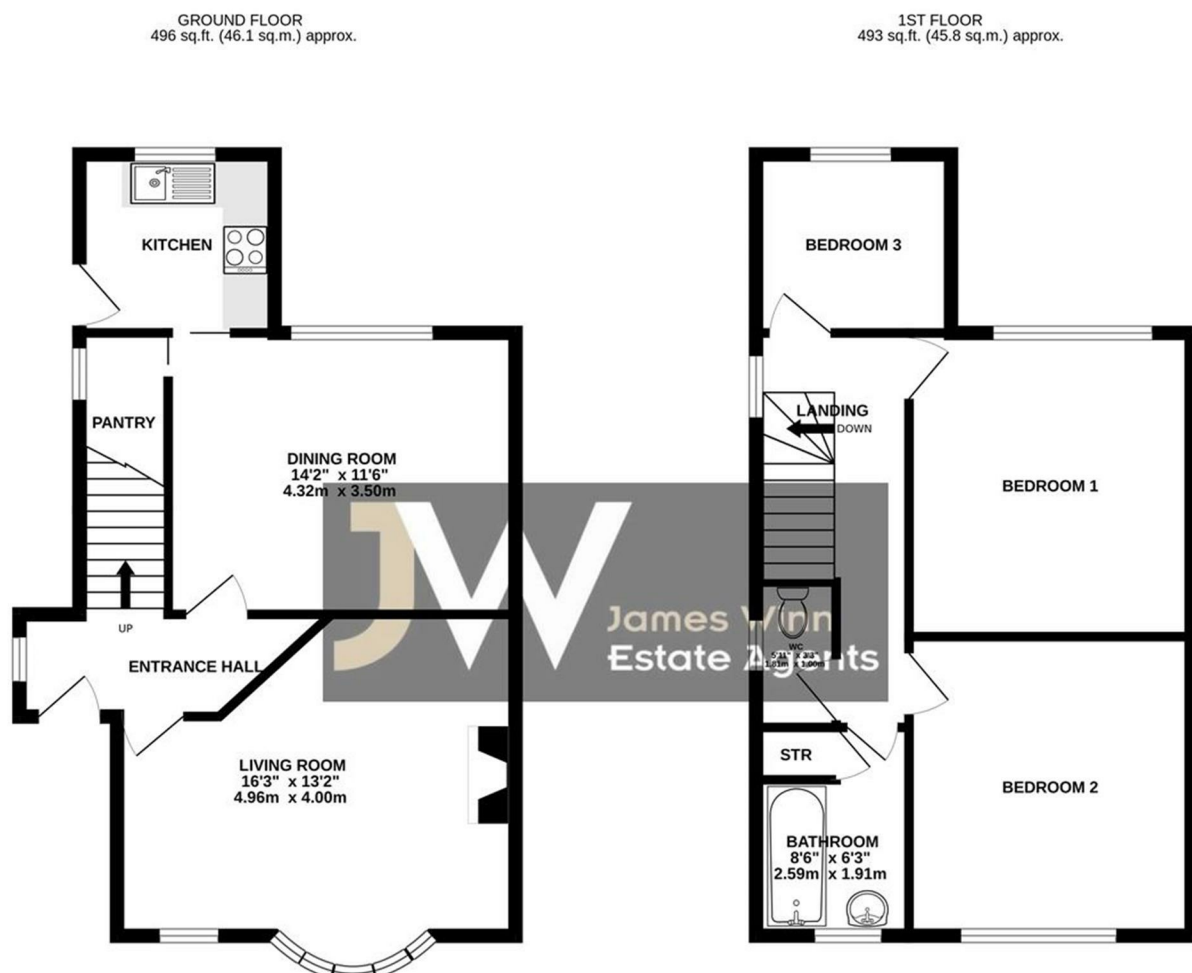
BROADBAND SPEED:

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.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 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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