



James Winn
Estate Agents

Tel: 01609 777125 Fax: #

www.jameswinn.co.uk

Northallerton,
info@jameswinn.co.uk



8 Grange Close, Northallerton DL7 8XD

A Well-Presented Three Bedroom End-Terraced Home in Romanby

Situated in the sought-after Grange Close area of Romanby, this attractive three-bedroom property is ideally located just a quarter of a mile from the train station and within half a mile of Northallerton town centre.

The home benefits from gas central heating and double glazing throughout, and the accommodation briefly comprises: entrance porch, spacious living room, open-plan dining kitchen, first floor landing, master bedroom with an en-suite, two further bedrooms, and a modern family bathroom.

Externally, the property features an integral garage with off-street parking to the front, and an enclosed laid to lawn rear garden offering a private outdoor space.

EPC Rating: TBC
Council Tax Band: C

£245,000

SITUATION

Grange Close 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 Airport.

DIRECTIONS

From the office head south down the High Street and go straight on at the first roundabout, continue down the High Street turning right at the roundabout onto South Parade. Continue along South Parade and straight over at the roundabout passing the railway station and over the railway lines. Continue along Boroughbridge Road turning right onto Grange Close.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Includes a panelled uPVC glazed door to the front and a radiator.

LIVING ROOM

15'10" x 11'10" (4.83 x 3.63)

With uPVC double glazed window to front and a radiator.



KITCHEN DINER

9'3" x 20'1" (2.84 x 6.14)

Featuring uPVC double glazed window to the rear and uPVC glazed patio doors providing access to the garden. The kitchen is fitted with a matching range of wall and base units, complemented by worktops and tiled splashbacks. A 1½ bowl stainless steel sink unit with mixer tap sits beneath the window. Integrated appliances include an electric oven, gas hob with extractor hood over, fridge and a dishwasher. There is also space and plumbing for a washing machine.



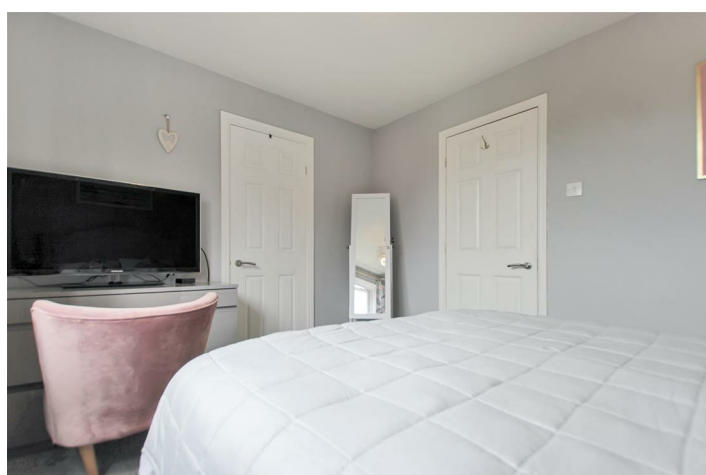
FIRST FLOOR LANDING

With access to roof space.

MASTER BEDROOM

11'10" x 9'6" (3.63 x 2.90)

With uPVC double glazed window to rear and a radiator.



EN-SUITE

8'7" x 7'2" max (2.64 x 2.20 max)

With velux window, walk in shower, low level wc, vanity wash hand basin and heated towel rail.



BEDROOM TWO

12'0" x 8'5" (3.68 x 2.59)

With uPVC double glazed window to front and a radiator.



BEDROOM THREE

12'1" x 8'6" (3.68 x 2.59)

With uPVC double glazed window to front, storage cupboard over the stairs and a radiator.



HOUSE BATHROOM/ W.C.

6'4" x 5'10" (1.94 x 1.79)

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



INTEGRAL GARAGE

12'1" x 8'7" (3.69 x 2.64)

With off street parking to front, an up and over door, electric light and power.

FRONT GARDEN

An open plan front garden mostly gravelled.



REAR GARDEN

An enclosed west facing garden mostly laid to lawn, patio area, shed and rear access.



VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

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 advisor based. 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.

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/>

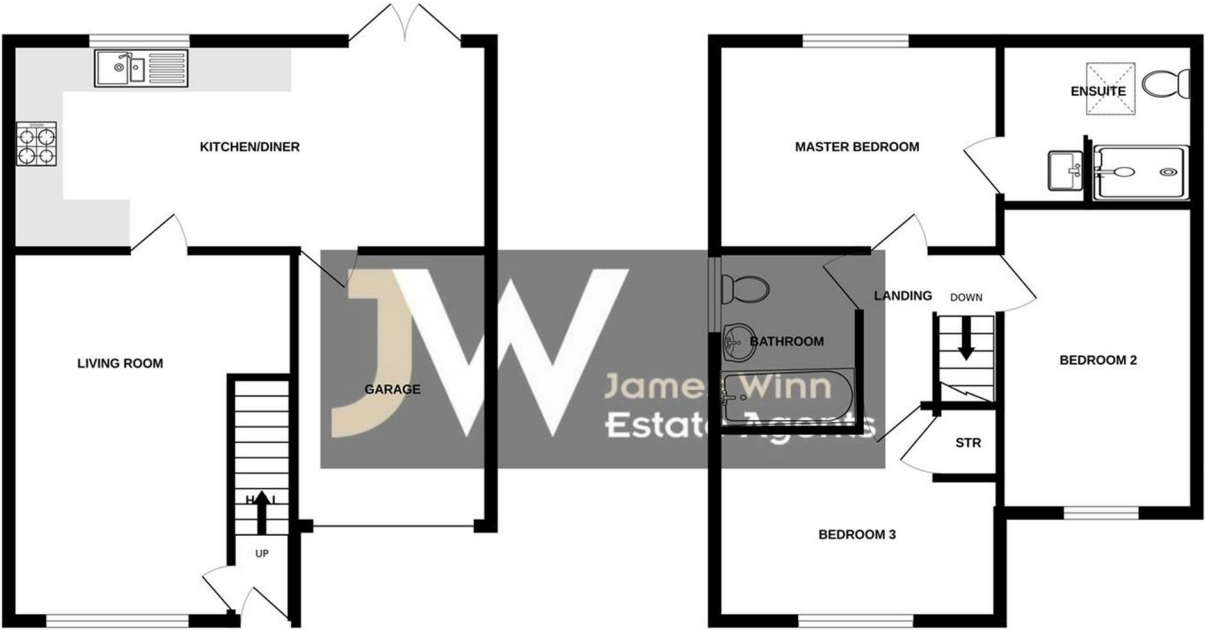
ELECTRIC CAR CHARGER: N/A

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
504 sq.ft. (46.8 sq.m.) approx.

1ST FLOOR
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA : 1004 sq.ft. (93.2 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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