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5 Lees Lane, Northallerton DL7 8DA

An immaculately presented and substantial four-bedroom detached family home, this property offers exceptional versatility and charm, boasting many original Art Deco features throughout. Set on a generous plot with a large south-facing rear garden backing onto open fields, it provides a rare combination of privacy, space, and stunning countryside views. Maintained to a very high standard, the home benefits from gas central heating, double-glazed windows, and an impressive array of accommodation. The ground floor comprises an entrance porch and hall, a cloakroom/W.C., a living room with log burner and a dining room with multi-fuel burner, a separate study, a conservatory, a modern fitted kitchen with integrated appliances, and a utility room. Upstairs, a galleried landing leads to four spacious double bedrooms and a contemporary four-piece bathroom suite. Outside, the property features a beautifully maintained front garden, a private gated driveway offering extensive off-street parking, a double garage, and a large rear garden with uninterrupted views over open countryside. Located in a prime residential area, this first-class family home is a must-see to fully appreciate the size, quality, and character of the accommodation on offer.

EPC Rating C - Council Tax Band G.

£665,000

SITUATION

Lees Lane in Northallerton. Northallerton offers a range of facilities including a very well served High Street including: Marks and Spencer Food Hall, 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, Teesside International and Leeds Bradford Airport.

DIRECTIONS

Leaving Northallerton on the Boroughbridge Road proceed past the railway station over the level crossing and take the third exit at the roundabout with the Oak tree onto Lees Lane. Take the first exit on the left where No 5 can be found straight in front of you.

THE ACCOMMODATION COMPRISES

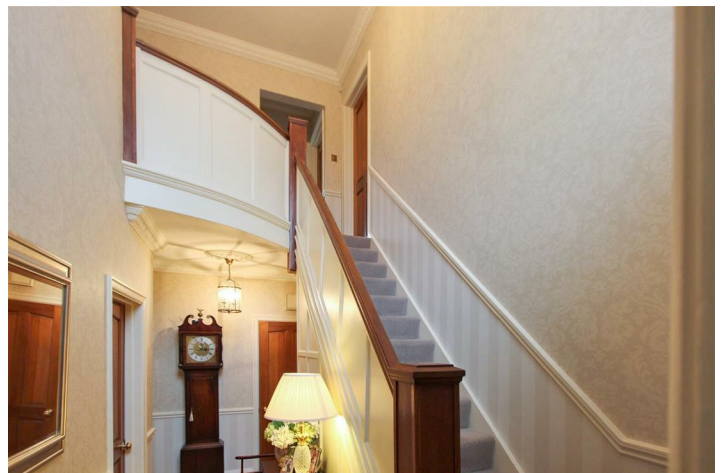
ENTRANCE PORCH

3'0" x 6'4" (0.93 x 1.951)

With a bespoke made solid oak door, two lead light windows to front, tiled floor and a wall mounted light.

ENTRANCE HALL

With a panelled and glazed door to front, a lead light window to front, stripped floorboards, an understairs storage cupboard and a radiator.



CLOAKROOM/W.C.

8'6" x 2'7" (2.6 x 0.8)

With a double glazed window to rear, pedestal wash hand basin, low flush W.C. and a radiator.



DINING ROOM

14'6" x 12'0" (4.42 x 3.66)

With a double glazed lead light bay window to front and a double glazed window to side, a radiator, striped floorboards, ceiling coving and a brick and fireplace with a multi fuel stove.



LIVING ROOM

15'3" x 12'5" (4.65 x 3.78)

With double glazed patio doors opening onto the rear garden, ceiling coving and rose, a radiator and a brick and fireplace with a wood fuel stove.



STUDY

14'11" x 8'0" (4.57 x 2.46)

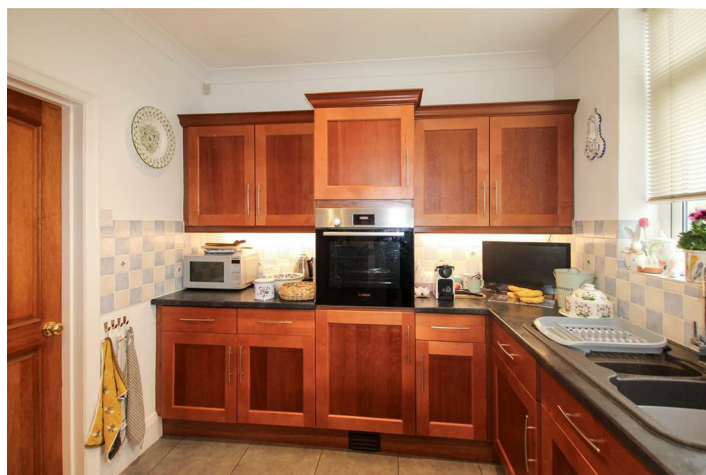
With a double glazed lead light bay window to front and a radiator.



FITTED KITCHEN

22'2" x 8'9" (6.76 x 2.67)

With a double glazed window to rear, downlighters, a range of matching fitted cherry wood units with worktops over and tiled splashbacks, one and a half bowl single drainer sink unit, integrated electric oven, gas hob, extractor hood over and a dishwasher.

**UTILITY ROOM**

12'0" x 8'4" (3.66 x 2.54)

With a double glazed window and door to rear and a pedestrian door to the garage. A range of matching fitted units with worktops over, a storage cupboard, downlighters, a single sink unit, space and plumbing for a washing machine and freezer.



CONSERVATORY

15'0" x 13'3" (4.57 x 4.04)

With double glazed windows to side and rear and double glazed French doors to the side and a radiator.



GALLERIED LANDING

With a lead light window to front, ceiling coving and rose. With access to the roof space by way of a drop down loft ladder.



BEDROOM ONE

17'8" x 13'3" (5.38 x 4.04)

With a double glazed bay window to rear, ceiling coving, a radiator and a triple fitted wardrobe with sliding doors.



VIEW FROM BEDROOM ONE



BEDROOM TWO

14'0" x 13'1" (4.27 x 3.99)

With a double glazed lead light bay window to front and a double glazed window to side, ceiling coving and a radiator.



BEDROOM THREE

15'6" x 8'5" (4.72 x 2.57)

With a double glazed lead light bay window to side and a double glazed lead light window to front, ceiling coving and a radiator.



BEDROOM FOUR

13'6" x 8'9" (4.11 x 2.67)

With a double glazed window to rear, double glazed lead light oriel window to front, ceiling coving, a radiator and storage cupboards into the eaves.



HOUSE BATHROOM/ W.C.

With two double glazed windows to rear, a modern white suite comprises: Panelled spa bath, shower cubicle, pedestal wash hand basin, low flush W.C., downlighters, tiled walls and floor and a heated ladder back towel rail.



DOUBLE GARAGE

17'0" x 15'11" (5.18 x 4.85)

With an up and over door to front, electric light and power. alarm system and a wall mounted gas boiler.

PARKING

Through double wrought iron gates is the tarmac driveway providing off street parking for many vehicles.



FRONT GARDEN

The front garden is mostly laid to lawn with well stocked flower and shrub borders, a semi mature mountain ash tree and gated access.



REAR GARDEN

An enclosed south facing rear garden with a large area laid to lawn surrounded by well maintained flower and shrub borders, two paved patio areas, a potting shed, summerhouse (insulated) and lighting running around the home.



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 and double garage.

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/>

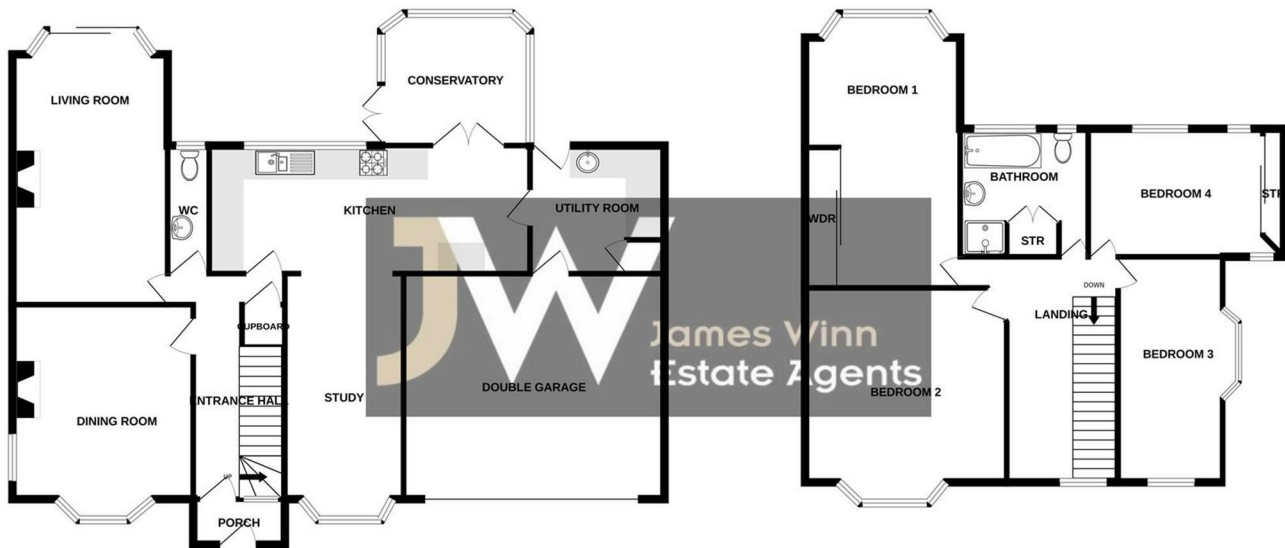
ELECTRIC CAR CHARGER: N/A

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
1323 sq.ft. (122.9 sq.m.) approx.

1ST FLOOR
856 sq.ft. (79.5 sq.m.) approx.



TOTAL FLOOR AREA : 2179 sq.ft. (202.4 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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