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74 Oaktree Drive, Northallerton DL7 8FG

**** CHAIN FREE ****

A spacious five-bedroom, two-bathroom detached family home with a south-facing garden backing onto open farmland, situated in the sought-after Oaktree Drive area of Northallerton.

The ground floor offers an entrance hall, cloakroom/w.c, a 19ft living room with bay window and gas fire, a large dining room open to a fitted kitchen with space for a range cooker, a utility area, and a bright sunroom overlooking the garden.

Upstairs, the landing leads to a master bedroom with en-suite, four further bedrooms, and a modern family bathroom/w.c.

Additional benefits include gas-fired central heating, south-facing solar panels, double-glazed windows and doors, an integral garage with shelving, and a block-paved driveway for two vehicles. The mature front garden adds kerb appeal, while the sunny rear garden features lawn, flower beds, and mature shrubs, with uninterrupted views over farmland.

An excellent opportunity to secure a well-located family home with scope to modernise and add value.

EPC Rating B - Council Tax Band F

Offers Over £425,000

SITUATION

Oaktree Drive is situated in the Romanby area of Northallerton. Northallerton offers a range of facilities including a very well-served High Street including: Marks and Spencer Food Hall, Betty's Tea Rooms, Lewis and Cooper's Deli/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 Airport and Leeds Bradford Airport.

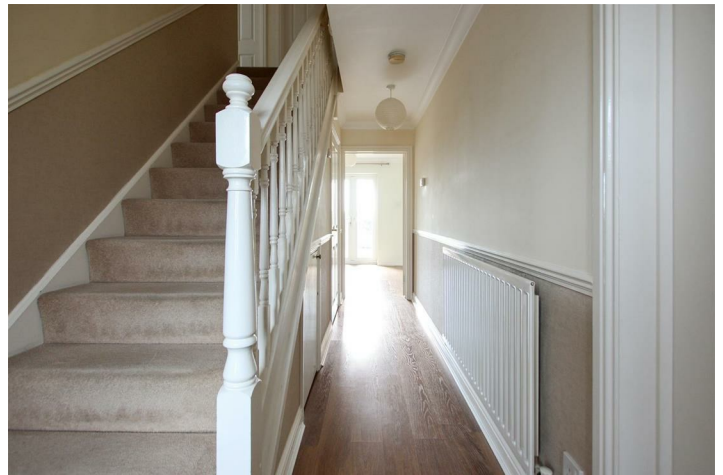
DIRECTIONS

From the Northallerton office, head south along the High Street. Proceed straight ahead at the first roundabout, then take the third exit at the second roundabout onto South Parade. Continue straight over the next roundabout and across the railway lines. Follow this road until you reach the roundabout with the large oak tree. Take the first exit onto Oaktree Drive and follow the road to a T-junction, then turn right. Number 74 will be found on the left-hand side, clearly identified by our James Winn For Sale sign.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

With a double-glazed door and window to front, understairs storage and radiator.



CLOAKROOM/W.C.

6'5" x 2'10" (1.97 x 0.88)

With a pedestal wash hand basin, low flush W.C., and a radiator.



LIVING ROOM

21'9" x 10'7" including bay (6.63 x 3.23 including bay)
With a double-glazed bay window to front, two radiators, ceiling coving, double doors into the dining room and a gas fire.



DINING ROOM

17'6" x 9'2" (5.35 x 2.80)

With double-doors opening into the sun room ,uPVC French door to the rear garden, ceiling coving and a radiator.



SUN ROOM

10'11" x 8'5" (3.35 x 2.577)

With uPVC French doors to the rear and uPVC double-glazed windows to the sides and rear, as well as electric points and a radiator.



KITCHEN

10'2" x 8'2" (3.1 x 2.5)

With a double-glazed window to the rear, a range of matching fitted units with worktops over and tiled splashbacks, single-drainer ceramic sink with mixer tap, a gas hob, integrated electric oven with extractor hood over, integrated dishwasher and space for a fridge.



UTILITY ROOM

4'11" x 9'0" (1.50 x 2.76)

Featuring a double-glazed door to the side, radiator, matching fitted units with worktops over and tiled splashbacks, a stainless steel sink, space with plumbing for a washing machine and space for fridge and freezer.



FIRST FLOOR LANDING

With an airing cupboard and access to the part boarded loft space.

MASTER BEDROOM

16'11" x 10'9" (5.163 x 3.282)

With a double-glazed window to front and a radiator.



EN-SUITE

7'0" x 7'10" max (2.14 x 2.4 max)

With a double-glazed window to the front, walk in shower, pedestal hand wash basin, low flush W.C. and a radiator.

BEDROOM TWO

14'0" x 10'8" (4.29 x 3.26)

With a double-glazed window to the rear and radiator.



BEDROOM THREE

9'9" x 8'5" (2.98 x 2.58)

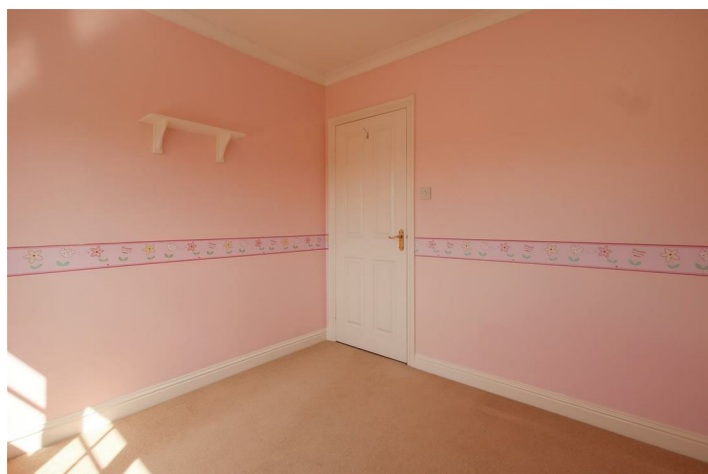
With a double-glazed window to front, radiator and fitted cupboard.



BEDROOM FOUR

8'11" x 8'10" (2.72 x 2.71)

With a double-glazed window to rear and a radiator.



BEDROOM FIVE

6'7" x 8'10" (2.01 x 2.71)

With a double-glazed window to rear and a radiator.



HOUSE BATHROOM/W.C.

6'11" x 4'10" (2.12 x 1.49)

With a double-glazed window to side, panelled bath with shower over, pedestal wash hand basin, low flush W.C. and a radiator.



INTEGRAL GARAGE

15'10" x 8'2" (4.85 x 2.51)

With up and over doors to front, electric light and power and shelving.

DRIVEWAY

A block paved driveway providing off street parking for two vehicles.



FRONT GARDEN

with mainly laid to lawn, well-maintained borders stocked with mature plants and shrubs. Access to the rear garden via a side gate.



SOUTH-FACING REAR GARDEN

This stunning south-facing rear garden enjoys a beautifully landscaped layout with well-tended lawns, vibrant flower beds, and a charming selection of mature shrubs and ornamental trees. A variety of colourful perennials create year-round interest, with a timber summer house. The garden is fully enclosed by hedging and fencing, backing onto open fields for uninterrupted rural views.



SOUTH-FACING REAR GARDEN CONTINUES



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 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.

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.

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 garage.

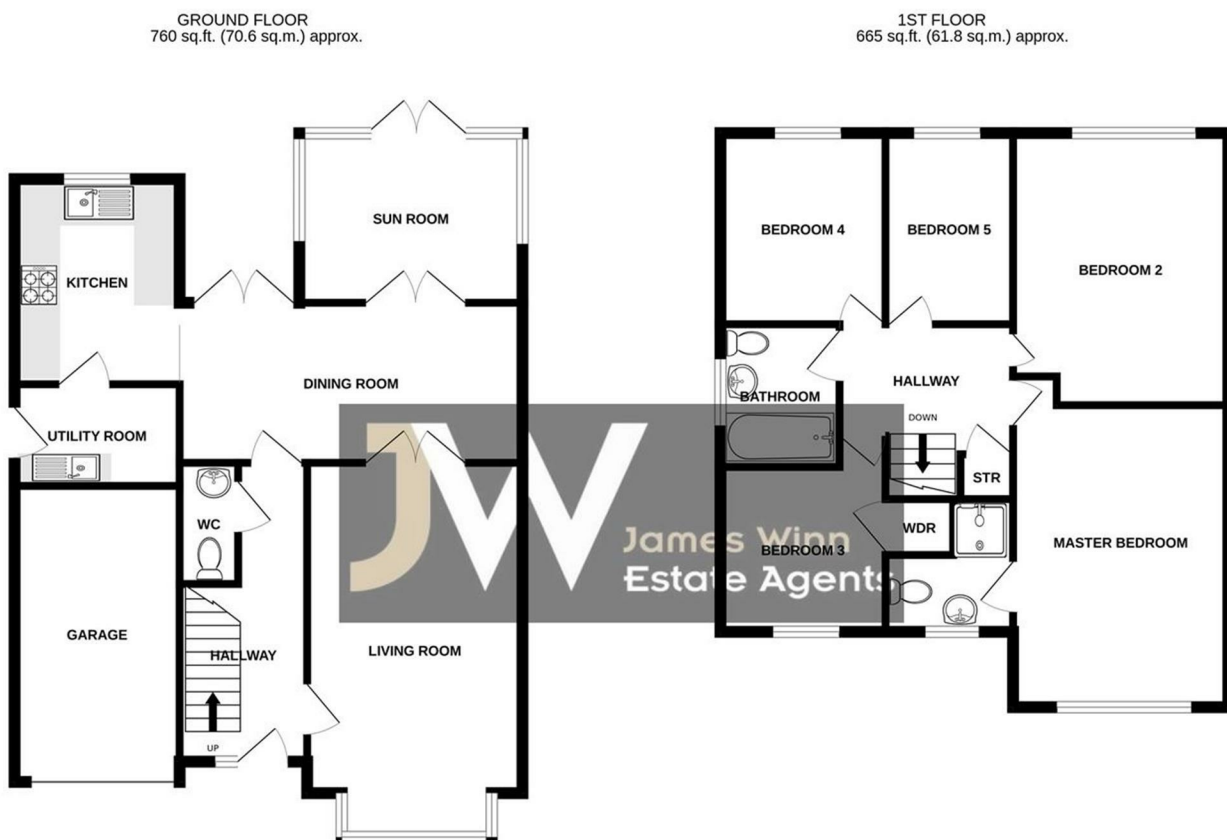
BROADBAND SPEED:

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.



TOTAL FLOOR AREA: 1426 sq.ft. (132.4 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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