



54 Thirsk Road, Northallerton DL6 1PL

Extended Four-Bedroom Semi-Detached Home Close to Town Centre

Situated just a quarter of a mile from the town centre, this spacious and extended four-bedroom semi-detached property offers versatile living over three floors. The home benefits from a rear extension and a loft conversion, providing generous accommodation throughout. The ground floor features an entrance hall, a through living and dining room, and a bright family room with a cosy log burner and French doors opening onto the south-facing rear garden. The modern fitted kitchen boasts Blue Pearl granite worktops and integrated appliances. Upstairs, the first floor offers three well-proportioned bedrooms and a stylish house bathroom. The converted loft provides a spacious fourth bedroom with eaves storage. Additional benefits include uPVC double glazing, gas central heating, off-street parking to the front, and a low-maintenance, south-facing rear garden.

EPC Rating D - Council Tax Band C

Offers Over £300,000

SITUATION

Thirsk Road 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 our Northallerton office head South down the high street proceeding straight over the first two roundabouts on to Thirsk Road where No.54 can be found on the right hand side just after the turning to Racecourse Lane.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

With composite door to the front, coving and radiator.

LIVING ROOM

11'5" x 11'8" (3.485 x 3.571)

With uPVC double-glazed bay window to the front (with internal shutters), stripped floorboards, picture rail and radiator.



DINING ROOM

11'3" x 11'3" (3.446 x 3.431)

With uPVC double-glazed window to the rear (with internal shutters), stripped floorboards, picture rail and radiator.



KITCHEN

15'9" x 9'5" (4.821 x 2.884)

With two uPVC double-glazed side windows and a uPVC side door. solid wood cream fitted units include ten base cupboards with blue pearl granite worktops, five wall units, a pull-out larder, wine rack, and breakfast bar. Integrated double oven, ceramic hob with extractor, built-in dishwasher, space for washer/dryer, radiator, and an under-stairs cupboard for extra storage.

**FAMILY ROOM**

24'11" x 8'11" (7.61 x 2.72)

Featuring double-glazed side windows (with internal shutters), two double-glazed Velux rooflights, uPVC double-glazed French doors opening onto the garden, radiator and a cosy multi fuel burner.



FIRST FLOOR LANDING

BEDROOM TWO

9'11" x 9'10" (3.023 x 3.01)

With uPVC double-glazed window to the front (with internal shutters). Ceiling coving, radiator and cast iron fireplace.



BEDROOM THREE

11'5" x 8'10" (3.5 x 2.7)

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



BEDROOM FOUR

7'11" x 8'9" (2.416 x 2.67)

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

HOUSE BATHROOM

7'4" x 5'4" (2.26 x 1.63)

With uPVC double-glazed window to the side. A white suite comprises: Panelled bath with hand held shower. Pedestal wash hand basin. Low flush WC. Ladder-back towel rail. A cupboard houses the gas boiler.



LANDING TO SECOND FLOOR

With uPVC double-glazed window (with internal shutter) to the front.

BEDROOM ONE

15'1" x 10'4" (4.62 x 3.16)

Two double glazed Velux rooflights, downlighters and radiators.



REAR GARDEN

A private, fully enclosed south facing garden with timber decking, gravel borders, and mature planting. Features include uPVC double-glazed French doors, a raised seating area, and a useful shed at the rear-ideal for storage.



PARKING

With off street parking.

FRONT GARDEN

A low-maintenance front garden with decorative gravel borders, a small raised bed, and a low picket fence adding charm and character. Ideal for potted plants or seasonal displays, with a paved path leading to the front door.

**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. 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.

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: NO

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 know 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.



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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