



61 Scholla View, Northallerton DL6 3RT

This well-presented chain free two-bedroom end-terraced property is located in a quiet cul-de-sac, within half a mile of Northallerton town centre and close to both junior and secondary schools. The home benefits from gas central heating, double glazed windows and doors throughout. The interior comprises an entrance porch, a spacious living room, and a modern fitted kitchen with integrated double oven, hob, extractor hood, fridge, and freezer. Upstairs offers a first floor landing, two bedrooms, and a stylish white bathroom/W.C. Outside, the property features a tarmac driveway providing off-street parking, an open front garden, and a generously sized enclosed rear lawned garden.

EPC Rating D - Council Tax Band B

£167,000

SITUATION

Scholla View 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 Valley Airport.

DIRECTIONS

From our Northallerton office head South down the High Street turning left at the first roundabout onto Friarage Street, continue straight on at the next two roundabouts onto Bullamoor Road. Proceed up Bullamoor Road taking the third turning on the left onto Scholla View where number 61 is located at the far end in the cul de sac.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

2'10" x 4'7" (0.87m x 1.42)

With a double glazed window to front and a double glazed entrance door to side.

LIVING ROOM

12'11" x 12'4" (3.94m x 3.76m)

With a double glazed window to front, a radiator and laminate flooring.

FITTED KITCHEN

13'1" x 8'3" (3.99m x 2.51m)

With a double glazed window and a double glazed door to rear, a radiator, a range of matching fitted units with worktops over and tiled splashbacks, one and a half bowl single drainer sink unit, integrated electric double oven, hob, extractor hood over, fridge and freezer. Space and plumbing for a washing machine.

FIRST FLOOR LANDING

With a radiator and access to the roof space.

BEDROOM ONE

12'11" x 8'11" (3.94m x 2.72m)

With a double glazed window to front, a radiator and fitted bedroom furniture comprising: Fitted wardrobes with cupboards over the bed and a dressing table.

BEDROOM TWO

9'1" x 8'2" (2.77m x 2.49m)

With a double glazed window to rear, a radiator and a linen cupboard.

HOUSE BATHROOM/ W.C.

5'4" x 6'0" (1.65m x 1.84m)

With a double glazed window to rear, a white suite comprises: A panelled bath with a shower over, a pedestal wash hand basin, a low flush W.C. and a heated ladder back towel rail.

PARKING

A tarmac driveway provides off street parking.

FRONT GARDEN

An open front garden mostly laid to lawn with a mature borders.

REAR GARDEN

An enclosed rear garden, mostly laid to lawn with a garden shed.

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. 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.

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: to the side of the house.

BROADBAND SPEED:

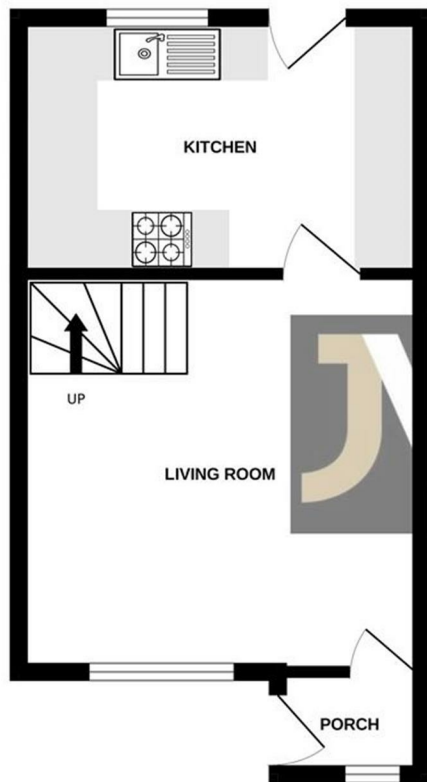
The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: N/A

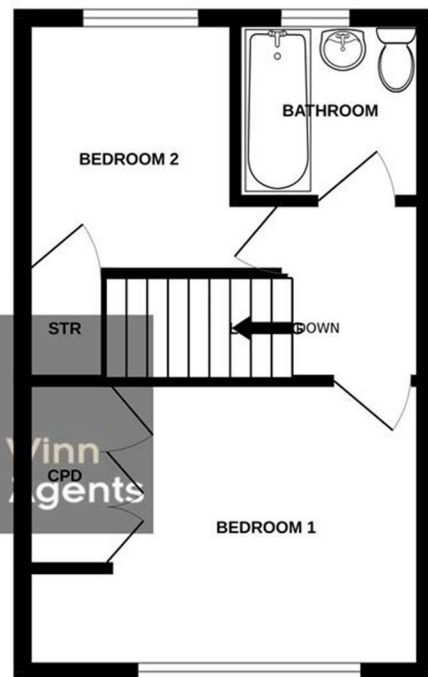
MOBILE PHONE SIGNAL: No know issues

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.

GROUND FLOOR
292 sq.ft. (27.2 sq.m.) approx.



1ST FLOOR
277 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA : 569 sq.ft. (52.9 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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