



James Winn
Estate Agents

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9 Dexta Way, Northallerton DL7 8EY

A well presented, 2 bedroom mid terraced house, situated on Dexta Way, conveniently located within half a mile of Northallerton town centre and 200 meters from the Railway Station and County Hall. The accommodation has double glazed windows and doors, gas central heating and comprises of: an entrance hall; a living room; a fitted kitchen with an integrated oven, hob and extractor hood; a first floor landing; two bedrooms; and a white house bathroom/W.C.. To the exterior of the property there is an enclosed rear garden and off street parking for two vehicles. An ideal house for first time buyers or buy to let investment. NO ONWARD CHAIN. EPC rating: D.

£128,000

SITUATION

Dexta Way is situated 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, Middlesborough, Tees Valley and Leeds Bradford Airport.

DIRECTIONS

From the Northallerton office head South down the High Street and continue straight on at the first roundabout, then continue down the High Street turning right at the roundabout onto South Parade. Proceed along South Parade and turn right at the next roundabout, then first right onto Dexta Way where number 9 is located on the left hand side.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

With a double glazed entrance door to front, laminate flooring, a storage cupboard and a radiator.

FITTED KITCHEN

8' x 5' (2.44m x 1.52m)

Re-fitted 2014, with a double glazed window to front, a range of matching fitted units with worktops over and tiled splashbacks, a single drainer sink unit, an integrated electric oven, gas hob, an extractor hood over, an integrated freezer, space for a fridge and space and plumbing for a washing machine.



LIVING ROOM

12'6" x 11'7" (3.81m x 3.53m)

With double glazed patio doors to rear, laminate flooring, a radiator and an electric fire.



FIRST FLOOR LANDING

With access to the part boarded loft space.

BEDROOM ONE

12' x 8'5" (3.66m x 2.57m)

With a double glazed window to front, a radiator, an airing cupboard and a walk in wardrobe with a double glazed window to front.



BEDROOM TWO

8'9" x 5'2" (2.67m x 1.57m)

With a double glazed window to rear and a radiator.



BATHROOM/W.C.

With a double glazed window to rear, a modern white suite comprises: a panelled bath with an electric shower over; a pedestal wash hand basin; a low flush W.C.; and a radiator.



REAR GARDEN

An enclosed rear garden, paved for ease of maintenance with a garden shed and access to the parking area.



PARKING

With two off street parking spaces.

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. 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.



GROUND FLOOR
APPROX. FLOOR
AREA 242 SQ.FT.
(22.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 242 SQ.FT.
(22.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 484 SQ.FT. (45.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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