



28 Ormesby Crescent, Northallerton DL7 8RP

**** CHAIN FREE ****

Available to purchase is this extended, three bedroom, semi detached house situated on a corner plot, on the desirable South side of Northallerton, close to the reputable Broomfield School. The accommodation has double glazed windows and doors, gas central heating and comprises: an entrance hall; a living room; a breakfast room; a dining room; a fitted kitchen; a utility room; a cloakroom/w.c.; a first floor landing; three bedrooms; and a bath with shower over. To the outside of the property there is a lawned front garden with planted borders; a block paved effect driveway providing off street parking for two cars; an integral garage and a good sized Southwest rear and side garden with a patio seating area, with the added benefits of solar panels.

EPC Rating B - Council Tax Band C

£265,000

SITUATION

Ormesby Crescent 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 our Northallerton office head South down the High Street proceeding straight over the two roundabouts onto Thirsk Road. Take the 3rd turning on the right onto Normanby Road where Ormesby Crescent is the first turning on the right hand side.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

6'9" x 5'1" (2.07 x 1.55)

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



LIVING ROOM

14' x 13' (4.27m x 3.96m)

With a double glazed bow window to front, a radiator and an electric fire with stone surround.



BREAKFAST ROOM

9' x 8' (2.74m x 2.44m)

With double glazed patio doors to rear and a radiator.



KITCHEN

8' x 8' (2.44m x 2.44m)

With a double glazed window to rear, a wall mounted gas boiler (installed in 2015), a range of matching fitted units with worktops over and tiled splashbacks, one and a half bowl single drainer sink unit, an electric cooker point with extractor hood over, space for a under counter fridge.



UTILITY AREA

8' x 8'10" (2.44m x 2.69m)

With a double glazed window and a double glazed door to rear, a range of matching fitted units with worktops over and tiled splashbacks, a single sink unit with mixer tap and space and plumbing for a washing machine.



CLOAKROOM/W.C.

5'4" x 2'9" (1.63 x 0.86)

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

DINING ROOM

14' x 8'10" (4.27m x 2.69m)

With a double glazed bow window to front, a radiator and access to the integral garage.



FIRST FLOOR LANDING

With a double glazed window to side, an airing cupboard and access to the part boarded loft space with electric light and power (by way of a drop down loft ladder).



BEDROOM ONE

11' x 10' (3.35m x 3.05m)

With a double glazed window to front and a radiator.



BEDROOM TWO

10' x 8' (3.05m x 2.44m)

With a double glazed window to rear, a radiator and fitted wardrobes.



BEDROOM THREE

8' x 6' (2.44m x 1.83m)

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



BATHROOM/W.C.

5'5" x 6'7" (1.67 x 2.02)

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



GARAGE

17' x 12' (5.18m x 3.66m)

An integrated garage with an up and over door to front, electric light and power.

DRIVEWAY

A block paved effect driveway provides off street parking for two cars.

FRONT GARDEN

A front garden laid to lawn with planted flower borders.

REAR GARDEN

An enclosed Southwest rear and side garden with a patio seating area and planted shrub borders.



SIDE GARDEN



EXTERNAL



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.

PLEASE NOTE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

If you have any concerns we recommend that you ask us to verify any queries before going 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: TBC

PARKING ARRANGEMENTS: PARKING AVAILABLE ON DRIVE FOR 2 VEHICLES

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: NO

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

1ST FLOOR



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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