



25 ST. JAMES ROAD, NORTHALLERTON

GUIDE PRICE £240,000



Northallerton  
Estate Agency

# St. James Road

Northallerton, DL7 8HH

25 ST JAMES ROAD IS A BEAUTIFULLY PRESENTED SEMI DETACHED 3 BED HOUSE, WITH FULL UNDERFLOOR HEATING, OFF STREET PARKING AND WITHIN WALKING DISTANCE TO NORTHALLERTON MARKET TOWN AND MAIN LINE TRAIN STATION. THIS IS A CHAIN FREE PROPERTY AND MUST BEEN SEEN TO BE APPRICIATED.

- CHAIN FREE
- UNDERFLOOR HEATING
- WALKING DISTANCE TO TOWN CENTRE & STATION
- BEAUTIFULLY PRESENTED
- DOWNSTAIRS WC
- AIR SOURCE HEATING



#### ENTRANCE HALL

CEILING LIGHT POINT, STAIRS UP TO FIRST FLOOR, CLOAKS HANGING

#### LIVING ROOM

CEILING LIGHT POINT, BIG BAY WINDOW, TV, PHONE AND FIBRE POINT. UNDERFLOOR HEATING, UNDERSTAIR SPACE CURRENTLY USED AS A DOG KENNEL.

#### KITCHEN DINER

FULLY TILED WITH QUALITY MARBLE TILES, A GOOD RANGE OF BASE AND WALL UNITS, GRANITE WORK TOPS, 1 & 1/2 STAINLESS STEEL SINK AND BOWL, INSET 4 RING WHIRLPOOL HOB AND OVEN, CEILING LIGHT SPOTS, SPACE FOR WASHING MACHINE, INTERNAL DISHWASHER, SPLASHBACK AND EXTRACTOR FAN. THIS ROOM ALSO HAS A LARGE AREA FOR DINING WITH UNDERFLOOR HEATING, FRENCH DOORS OUT TO THE GARDEN, ACCESS TO WC AND A CUPBOARD HOUSING ALL THE WATER CYLINDER AND ELECTRICS FOR HEATING.

#### WC

CEILING LIGHT POINT, DUO FLUSH WC, HAND WASH BASIN AND EXTRACTOR FAN.

#### LANDING

STAIRS UP LEAD TO A LANDING AREA WITH CEILING LIGHT POINT AND LOFT ACCESS

#### BEDROOM 1

DOUBLE WITH CEILING LIGHT POINT, DOUBLE RADIATOR, TV POINT AND BUILT IN WARDROBE.

#### BEDROOM 2

DOUBLE WITH, CEILING LIGHT POINT, DOUBLE RADIATOR, WOOD LAMINATE FLOOR

#### BEDROOM 3 / OFFICE

SMALL ROOM WITH CEILING LIGHT POINT AND RADIATOR

#### BATHROOM

QUALITY BATH WITH FITTED SCREEN, MAINS BAR SHOWER, FULLY TILED, INSET WASH BASIN, DUO FLUSH WC WALL MOUNTED GLASS SHELF, CEILING LIGHT SPOTS, EXTRACTOR FAN AND WALL MOUNTED CHROME TOWEL RAIL.

#### GARDEN

GOOD SIZE WITH FLAGGED PATIO, LAWNS, POST AND PLANK FENCING AND MITSUBISHI AIR SOURCE HEAT PUMP UNIT

This house is immaculately presented and is ready to occupy on a chain free sale. We recommend early inspection.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - AIR SOURCE HEATING, WATER, ELECTRIC &

DRAINAGE

NYCC TAX BAND - C

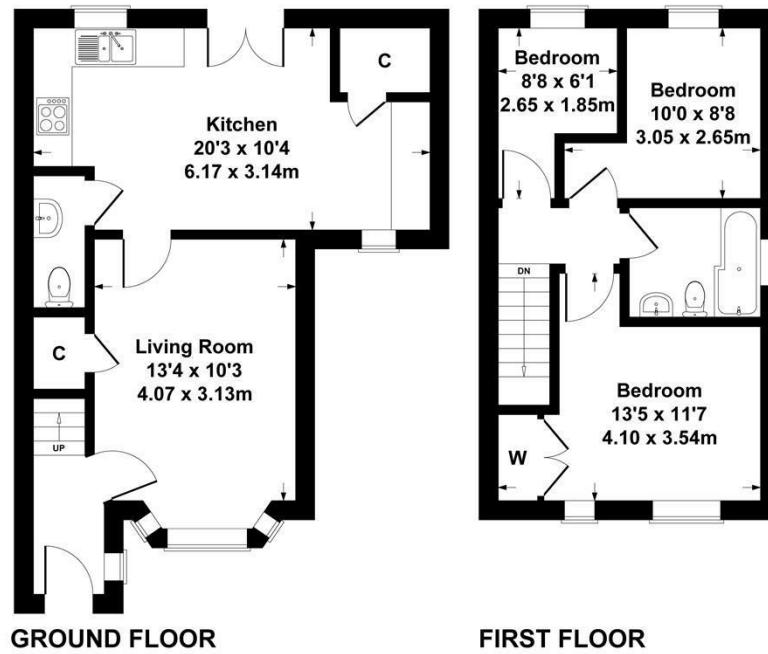
EPC - D



Call us to arrange a viewing on **01609 771959**

# 25 St James Road, DL7 8HH

Approximate gross internal area  
House - 69 sq m - 743 sq ft



All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced By Vue3Sixty



Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

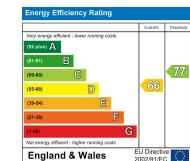
In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.

143 High Street, Northallerton, North Yorkshire, DL7 8PE

T: 01609 771959

E: sales@northallertonestateagency.co.uk

[www.northallertonestateagency.co.uk](http://www.northallertonestateagency.co.uk)



**Northallerton  
Estate Agency**