



10 WINTON ROAD, NORTHALLERTON  
NORTH YORKSHIRE, DL6 1QH



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Northallerton, North Yorkshire, DL6 1QH

An immaculately presented and deceptively spacious three-bedroom detached bungalow, extensively upgraded by the current owners to a high standard throughout. The property offers generous and versatile accommodation including a superb extended living kitchen, stylish bathrooms and well-proportioned bedrooms, complemented by a private south-westerly facing garden, ample driveway parking and a large garage.

- Detached Bungalow
- Three Double Bedrooms
- Two Bathrooms
- Upgraded to a High Specification
- Generous Proportions Throughout
- Off Street Parking & Garage
- EPC Rating C

**GUIDE PRICE £425,000**

### GET IN TOUCH

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## DESCRIPTION

This beautifully presented and generously proportioned bungalow has been thoughtfully upgraded by the current owners in recent years to an exceptionally high standard, creating a stylish and spacious home ideally suited to modern living.

The property benefits from two entrance hallways. The principal hallway is accessed from the front and extends to over 10 metres (34 ft) in length, incorporating a large cloaks cupboard and providing convenient access throughout the home, particularly suitable for those requiring step-free circulation. A second entrance hallway is located to the side, offering practical access directly from the driveway.

To the front of the bungalow is a spacious and inviting lounge/dining room featuring an attractive fireplace, a bay window to the front elevation and an additional window to the side, allowing for an abundance of natural light.

A superb extended living kitchen is situated to the rear of the property, overlooking the private rear garden. This impressive space features a multi-fuel stove, two Velux roof windows and French doors opening onto the garden, creating a bright and airy environment. Currently arranged as an additional sitting area, the space also lends itself perfectly to use as a dining area. The kitchen itself has been stylishly upgraded and comprises a range of light grey wall and floor units with contrasting granite worktops and a 1½ bowl sink and drainer. Integrated appliances include a five-burner gas hob with extractor over, eye-level double electric oven and dishwasher, with space for a freestanding American-style fridge freezer. A breakfast bar provides informal seating for two.

A useful utility room is accessed from the entrance hallway and is fitted with white gloss wall and floor units, laminate worktops and a sink and drainer. The space provides plumbing for a washing machine, additional room for white goods, loft access and also houses the Worcester gas central heating boiler.

The bungalow offers three spacious double bedrooms, two of which benefit from fitted wardrobes. The principal bedroom enjoys a luxurious en-suite bathroom comprising a bath, walk-in shower, WC and wash hand basin with vanity storage, along with additional fitted storage. The remaining bedrooms are served by an equally





impressive house bathroom fitted with a bath, walk-in double shower, WC and wash hand basin with vanity unit.

Externally, the south-westerly facing rear garden is a particular feature of the property, offering a high degree of privacy and being fully enclosed by timber fencing. The garden is attractively landscaped with a well-maintained lawn, raised planters, mature shrubs and a variety of fruit trees including apple, plum, cherry and walnut. Additional features include a timber garden shed, greenhouse and a "hot garden".

To the front, the garden is laid mainly to lawn with decorative gravel borders, mature planting and shrubs, with hedging and low stone walling marking the boundary. A long tarmac driveway provides ample off-street parking and leads to an oversized single garage fitted with electric power, lighting and useful storage cupboards and shelving to the rear.

#### **LOCATION**

Situated within the popular market town of Northallerton, within walking distance of all the facilities and amenities the town has to offer. The property is well placed for primary and secondary schooling. The thriving market town has a weekly market which has been running since it was chartered in 1200. The bustling High Street is home to many independent businesses from delicatessens, greengrocers and department stores with larger chains also available. There are ample facilities to make use of including sports clubs, restaurants, pubs, theatre, bowling alley and cinema.

Ideally situated between The Yorkshire Dales National Park and The North Yorkshire National Park, Northallerton is also conveniently located for commuters who can make use of the excellent road and rail networks giving convenient access to Darlington, Newcastle, York, Leeds and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits.

#### **Services, Charges & Tenure**

Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water. North Yorkshire Council Tax Band F. The property is Freehold.





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All measurements are approximate and for display purposes only.

Total Area: 148.0 m<sup>2</sup> ... 1593 ft<sup>2</sup>

[www.youngsrps.com](http://www.youngsrps.com)  
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