

**31 LEES LANE, ROMANBY
NORTHALLERTON DL7 8DA**



**A SUPERBLY POSITIONED 3-BEDROOMED DETACHED
FAMILY HOUSE IN PREMIER LOCATION.**

- Spacious 3-Bed Detached House
- En Suite to Master Bedroom
- Scope to extend subject to PP's
- Part UPVC Double-Glazing
- Gas Central Heating
- Easy Maintenance Gardens to Front & Rear

NEW PRICE: £295,000
Chain Free & Early Inspection Recommended

31 LEES LANE, ROMANBY, NORTHALLERTON

SITUATION

A1	6 miles	A19	7 miles
York	30 miles	Thirsk	7 miles
Darlington	16 miles	Teesside	17 miles

(All distances are approximate)

The property is attractively situated in this much sought after and highly desirable residential area of Romanby, just outside the centre of Northallerton, the County Town of North Yorkshire. The property has open rural views to the rear but nevertheless is within easy reach of local amenities within the village of Romanby and within walking distance of the town of Northallerton. The property occupies a particularly pleasant position, nicely screened from the Bedale Road and in a particularly attractive location just on the outskirts of the village. The village of Romanby has a number of amenities including village shop, post office, public house, church and school, whilst the nearby town of Northallerton enjoys a full and comprehensive range of educational, recreational and medical facilities together with weekly markets and varied shopping.

Additional market town shopping is available at Bedale, Thirsk and Darlington whilst the major centres for shopping are situated at York, Teesside and Middlesbrough.

Northallerton enjoys excellent commuting via the A.1 and A.19 trunk roads both of which are within 7 miles of the property and offer access to all the major centres of commerce locally and nationally. The town of Northallerton enjoys the benefit of an East Coast mainline train station on the London to Edinburgh line which brings London within 2 ½ hours commuting time and additionally via the Transpennine line which calls at these stations there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

International Airports can be found at Durham Tees Valley (30 minutes), Newcastle, Leeds/Bradford and Manchester.

AMENITIES

Shooting & Fishing – the property is attractively placed in an area renowned for its quality shoots and good fishing being within easy reach of the North Yorkshire Moors and North Yorkshire Dales and close to local rivers and ponds.

Racing – Thirsk, York, Ripon, Catterick, Sedgfield, Beverley and Doncaster.

Golf – Romanby (Northallerton), Thirsk, Bedale, Catterick, Darlington and Masham

Walking & Cycling – the area is well served for attractive walking and cycling with some particularly attractive countryside and scenery around Northallerton.

Leisure Centres – Northallerton, Bedale, Richmond and Darlington.

Additional leisure activities in and around Northallerton can be enjoyed at the local Northallerton Rugby Club, Northallerton Football Club and a number of gyms within the town.

Schools – the area is well served by good state and independent schools with a number of renowned schools within the area including Catholic School adjacent to Broomfield School. Comprehensive schools are to be found at Northallerton and Thirsk, whilst independent Schools are to be found at Yarm, Teesside High, Ripon Grammar, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

DESCRIPTION

31 Lees Lane comprises a detached brick built with clay tiled roof 3-bedroomed family house which enjoys Part UPVC Sealed Unit Glazing and Gas Fired Central Heating.

The property has potential for extension subject to Purchaser's requirements and the necessary Planning Permission. Externally the property enjoys to the front, good sized sweeping tarmac driveway with lawn and deep shrub border and giving access to the attached garage. To the side are shrubbed borders with close boarded fencing whilst to the rear, the property opens out onto large lawned garden area with attractive mature shrub borders, hedging to one side and views out to rear over attractive open countryside. Internally the property is well laid out and spacious with good sized rooms. There is scope for internal reorganisation or extension subject to Purchasers requirements.

The property has scope for updating and offers an excellent opportunity for the discerning purchaser wishing to put their own mark on a quality property in a quality location.

ACCOMMODATION

In through hardwood front door with etched and leaded glass central panels into

Entrance Hall:

With double radiator. Ceiling light Point. Stairs to first floor. Telephone Point. Door to under stairs store cupboard. Giving access to:

Downstairs WC 6'x 3' (1.83m x 0.91m)

With WC. Wall mounted wash basin, tiled splash back. Ceiling Light Point.
Access from Hallway leads into:

Kitchen/Diner 11'6 x 14'10 (3.50m x 4.51m)

With nice range of light wood fronted fitted base and wall cupboards. Granite effect work surfaces with tiled splash backs and inset single drainer 1½ bowl stainless steel sink unit with mixer tap over. Built in Belling Brushed Steel Electric oven topped with 4 ringed Belling Ceramic hob with brushed steel extractor and light over. Space and plumbing for dishwasher. Space for fridge. Good dining space with double radiator. Ceiling light points.

Access door to Garage
29'7 x 11'8 (3.55m)

Concrete floor and eaves storage with two ceiling light points. Numerous power points. Space and plumbing for auto wash. Space for additional appliances. Tandem double length and extra width. To the front it has an up and over door with pedestrian door to side whilst to rear it has a pedestrian door and window. Floor mounted fawn EMI Gas fired central heating boiler.

Hallway also gives access to:

Sitting Room
16'11 x 21'5 (5.16m x 6.53m)

With feature Adam style fire surround with marble back plate and hearth. Coved cornice ceiling. Ceiling Light point. TV Point. Wall light points. Inset display wall niche. Access to Snug/office and Dining Room.

Archway through to:

Dining room
13'6 x 11'8 (4.11m x 3.55m)

With a double radiator. Coved cornice ceiling. Two wall light points. Sliding patio door to the rear leading to rear garden. Door to:

Snug/Office
7'5 x 11'8 (2.26m x 3.55m)

Windows to two sides. Double radiator. Ceiling light point. Coved cornice ceiling.

Stairs to first floor enjoys oak balustrade with half landing picture window leading up to:

Main Landing:
20'1 x 2'9 (6.13m x 0.83m)

With radiator, ceiling light point inset ceiling light spots and attic access. Built in airing cupboard housing lagged cylinder and immersion heater with shelf storage to side.

Bedroom 2
11'11 x 14'10 (3.63m x 4.51m)

With built in bedroom furniture comprising double wardrobe with cloaks hanging rail, shelf storage above and cupboard storage over. Double wardrobe nicely divided into one side cloaks hanging and other side shelf storage with cupboard storage over. Central vanity unit or space for chest of drawers. Ceiling light point. Radiator

Bedroom 3
9'3 x 20'11 (2.82m x 6.38m)

With central arch having two ceiling light points coved cornice ceiling radiator.

Master Bedroom
24'3 x 11'11 (7.40m x 3.63m)

With built in triple wardrobes with cloaks hanging rail, shelf storage above and cupboard storage over.

With central arch 2 ceiling light points double radiator telephone point door to:

En suite shower room
5'1 x 6' (1.55m x 1.83m)

With corner shower cubicle Mira supreme Mains shower with Vortice Extractor over. Fully tiled internal to shower cubicle. Unit inset wash basin with cupboard storage beneath tiled splash back. Shaving Mirror with mounted lights. Ceiling light point Heated Towel rail

Family Bathroom
5'11 x 11'8 (1.80m x 3.55m)

Fully tiled with inset ceiling lights spots and ceiling mounted extractor fan. Suite comprising corner rope edged bath with mixer taps and shower attachments. Mira excel mains shower over. Rope edged WC with rope edged unit inset washbasin with cupboard storage beneath. Shaving mirror and lighting to rear. Radiator.

GARDENS

Externally the property enjoys to the front, good sized sweeping tarmac driveway with lawn and deep shrub border and giving access to the attached garage. To the side are shrubbed borders with close boarded fencing whilst to the rear, the property opens out onto large lawned garden area with attractive mature shrub borders, hedging to one side and views out to rear over attractive open countryside.

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment through Northallerton Estate Agency – tel. no. 01609 – 771959.

TENURE

Freehold with vacant possession.

SERVICES

Water meter, gas central heating, electricity and drainage.

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is F.

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire, - tel. no. 01609 – 779977.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E		
(21-38) F	29	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E		
(21-38) F	28	
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

COMMITMENT

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. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.