

**54 CHANTRY ROAD**  
**ROMANBY, NORTHALLERTON DL7 8JL**



**AN ATTRACTIVELY PRESENTED 2-BEDROOMED SEMI DETACHED  
BUNGALOW SITUATED ON A NICE SIZED PLOT IN QUIET  
RESIDENTIAL LOCATION**

- Well Laid Out & Appointed Accommodation
- Gas Fired Central Heating
- UPVC Sealed Unit Double Glazing
- Low Maintenance Gardens to Front & Rear
- Within Walking Distance of Local Amenities
- Chain Free – Available for Early Completion

**Offers in the Region of £150,000**

# 54 CHANTRY ROAD, ROMANBY, NORTHALLERTON DL7 8JL

## SITUATION

A.1	6 miles	A.19	7 miles
York	30 miles	Thirsk	7 miles
Darlington	16 miles	Teesside	17 miles

(All distances are approximate)

The property is attractively situated on Chantry Road in the much sought after and highly desirable residential village of Romanby, which is situated on the outskirts of Northallerton the County Town of North Yorkshire.

The village of Romanby has a good range of Churches, Shops, Primary Schools and Public Houses, 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 Teesside (30 minutes), Newcastle, Leeds/Bradford and Manchester.

Northallerton lies between the North Yorkshire Dales and the North Yorkshire Moors National Park where much renowned walking, riding and leisure activities can be found.

Additionally the property lies within an hour of the Coast at Whitby, Scarborough and Redcar where further extensive leisure activities can be found.

## AMENITIES

**Fishing** - the property is attractively placed in an area renowned for its quality fishing both coarse and game. Additionally the property lies between the North Yorkshire Moors and the North Yorkshire Dales National Park where many renowned leisure activities are to be enjoyed.

**Racing** – Thirsk, Catterick, Ripon, York, Beverley, Doncaster, Redcar and Newcastle.

**Golf** – Romanby (Northallerton), Thirsk, Bedale and Darlington

**Communications** – the property enjoys excellent communications as previously detailed and lies in an area which has outstanding commuting opportunity.

**Schools** – The area is well served by good state and independent schools. Local Primary School in Romanby plus local Primary and Comprehensive Schools at Northallerton, Thirsk and Richmond. Independent schools to be found at Teesside, Yarm, Barnard Castle, Polam Hall (Darlington) and Queen Mary's at Baldersby.

## DESCRIPTION

The property comprises a semi-detached 2-bedroomed brick built with clay pantiled roof bungalow which enjoys externally of a concrete front driveway leading down to one of a pair of detached garages and offering hardstanding for a number of vehicles. To the front is a garden which is chipped with inset shrubberies. To the rear which is accessed by a wrought iron gate is a low maintenance area comprising beds laid with chippings and inset shrubberies. The rear of the property enjoys a nice degree of privacy with post and panel fencing to two sides and hedged boundary to the rear. Additionally to the rear is a greenhouse with base.

Internally the property enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating. It has nicely laid out and attractively presented 2-bedroomed accommodation which is available for early occupation.

Early inspection recommended to appreciate the property, its presentation and position.

## ACCOMMODATION

Up step through UPVC sealed unit double glazed front door with etched glass light to side leading into:

**Entrance Hall**  
**2.18m x 1.37m (7'2" x 4'6")**

Radiator. Telephone point. Useful built in cloaks cupboard with cloaks hanging rail and cupboard storage over. Door through to:

**Kitchen**  
**3.27m x 2.35m (10'9" x 7'9")**

With attractively fitted light oak fronted range of base and wall cupboards, work surfaces with inset single drainer, single bowl stainless steel sink unit. Space and point for electric cooker. Space and plumbing for auto wash. Attractive harlequin tiled splashbacks. Ceiling light point. Wall mounted electric heater. UPVC sealed unit double glazed door to side. Unit matched built in larder cupboard.

Door from Entrance Hall gives access to:

**Living Room**  
**4.82m x 3.73m (15'10" x 12'3")**

Feature tiled fireplace, mantle shelf and hearth. Inset gas fire with central heating back boiler. Coved ceiling. Ceiling light point. TV point. Door at rear gives access to:

**Rear Hall****1.95m x 0.84m (6'5" x 2'9")**

Attic access. Ceiling light point. Built in cloaks cupboard. Access to:

**Bedroom No. 1****4.01m x 2.74m (13'2" x 9')**

With ceiling light point. Telephone point. Radiator. Built in double robe. Separate airing cupboard housing Smart Energy Advance System with shelved storage beneath.

**Bedroom No. 2****3.17m x 2.67m (10'5" x 8'9")**

Plus built in two double wardrobes with cupboards and storage. Central dressing table area. Ceiling light point. Radiator.

**Shower Room****1.85m x 2.25m (6'1" x 7'5")**

With suite comprising shower cubicle with sliding door to side. Fully tiled internally with wall mounted Mira Event electric shower. Matching pedestal wash basin and WC. Half tiled walls to remainder of bathroom. Bathroom cabinet. Shaver light and socket. Electric heater. Ceiling light point. Radiator.

**Detached Garage****2.74m x 4.57m (9' x 15')**

Brick built with felt roof. Light and power. Electrically operated up and over door to front.

**Greenhouse****3.552m x 2.05m (11'7" x 6'9")**

With power.

**GARDENS**

There is a concrete front driveway leading down to one of a pair of detached garages and offering hardstanding for a number of vehicles. To the front is a garden which is chipped with inset shrubberies. To the rear which is accessed by a wrought iron gate is a low maintenance area comprising beds laid with chippings and inset shrubberies. The rear of the property enjoys a nice degree of privacy with post and panel fencing to two sides and hedged boundary to the rear. Additionally to the rear is a greenhouse with base.

**GENERAL REMARKS & STIPULATIONS****VIEWING**

By appointment with Northallerton Estate Agency – Tel: (01609) 771959.

**SERVICES**

Mains Water, Electricity, Gas and Drainage.

**TENURE**

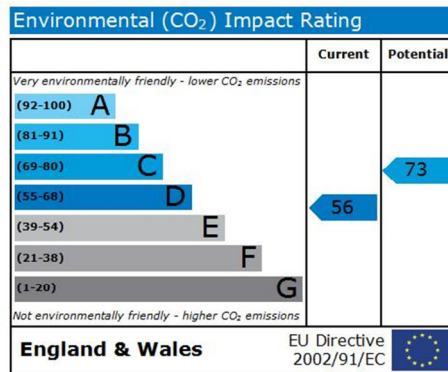
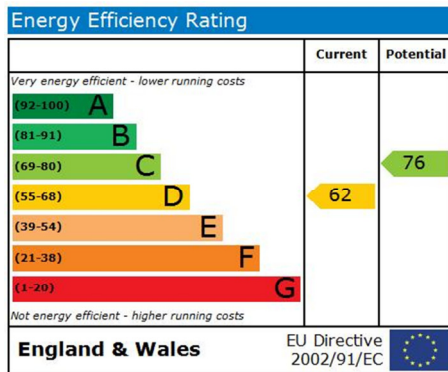
Freehold with Vacant Possession upon Completion.

**LOCAL AUTHORITY**

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977.

**COUNCIL TAX**

We are verbally informed by Hambleton District Council that the Council Tax Band is C. The current charge is £1275.48.



**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 important 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.