

**1 AINDERBY ROAD  
ROMANBY, NORTHALLERTON DL7 8HA**



**A Delightful 3-Bedroomed Cottage With Deceptively Large Rear Garden in Convenient Situation Close to Local Amenities & Within Walking Distance of Northallerton Town Centre**

- 3 Bedroomed Accommodation
- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Private Good Sized Rear Gardens
- Off Road Parking for Two Vehicles
- Close to Village Amenities & the Town Centre

**Offers in the Region of: £225,000**

# 1 AINDERBY ROAD, ROMANBY DL7 8HA

## SITUATION

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

(All distances are approximate)

The property is very attractively situated in this much sought after and highly desirable residential area of Romanby, close to the Village Green and within very convenient walking distance of local amenities in Romanby and the centre of Northallerton, the County Town of North Yorkshire.

The village of Romanby enjoys 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 twice 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, Middlesbrough and Leeds.

The property is within easy walking distance of the local main line train station and within seven miles of the A.1 and A.19 trunk roads, all of which offer excellent commuting to all the major centres of commerce both locally and nationally. The East Coast main line station at Northallerton is on the London to Edinburgh line which brings London within 2 ½ hours commuting time and additionally via the Transpennine Line which calls at this station there is direct daily access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport. International Airports are to be found at Durham Tees Valley (30 minutes), Newcastle, Leeds/Bradford and Manchester.

## AMENITIES

**Schools** – the area is well served by good state and independent schools, local primary schools at Romanby and Northallerton. Comprehensive Schools at Northallerton, Bedale, Thirsk, Richmond and Darlington. Independent Schools at Darlington, Hurworth, Yarm, Ampleforth, Baldersby and Newton le Willows.

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

**Golf** – Romanby, Bedale, Thirsk, Darlington, Richmond and Catterick.

**Theatres** – Darlington and Richmond, Harrogate & York.

**Leisure Centres** - Northallerton, Richmond, Darlington and Bedale

## DESCRIPTION

The property comprises an attractively positioned, well laid out and spacious 3-bedroomed traditional cottage, nicely set back from the minor road into Romanby and enjoying the benefit of

UPVC sealed unit double glazing and gas central heating. The property is rendered with to the front, tarmacadam driveway opening out onto hardstanding and giving access to the rear via gate. The rear is of a good size and provides a particularly nice backdrop to the property; it has close boarded fencing with hedging to the rear. There are shrubberies, concrete hardstanding area and lawned gardens together with seating area and a raised area to the rear. It enjoys a high degree of privacy.

## ACCOMMODATION

In through front door into:

### Entrance Vestibule

**1.32m x 1.19m (4'4" x 3'11")**

With ceiling light point. Carpet matwell. Internal hardwood door into:

### Sitting Room

**4.34m x 4.54m (14'3" x 14'11") max into bay**

Bay window to front. Radiator. Feature fireplace comprising inset fire surround with brick sides and backplate. Hardwood mantle shelf. Natural stone flagged hearth. Recessed hearth mounted multi burning stove. Beamed ceiling. Ceiling light point. Double radiator. TV point. Telephone point. Stairs to first floor. Door through:

### Kitchen / Diner

**4.93m x 3.17m (16'2" x 10'5") max overall**

Kitchen area enjoying a comprehensive range of light oak base and wall cupboards, granite work surfaces with inset 1 ½ bowl stainless steel sink unit with granite drainer. Space and point for Rangemaster cooker. Built in Bosch dishwasher. Fully tiled splashbacks. Unit matched glass fronted wooden shelved display cabinet. Beamed ceiling. Ceiling light point. Wall mounted Saunier Duval combination gas fired central heating boiler in unit matched cabinet. Quarry tiled floor.

Dining area has radiator, ceiling light point and space for dining table. Recess for fridge freezer. Door to:

### Inner Hallway

Wall light point. Access to:

### Bathroom

**1.90m x 1.67m (6'3" x 5'6")**

With suite comprising painted panel bath with Mira Play electric power shower over. Matching pedestal wash basin and WC. Fully tiled walls. Inset ceiling light spots. Inset extractor. Wall mounted heated towel rail. Radiator.

Door from kitchen leads into:

### Sun Room

**3.52m x 2.74m (11'7" x 9')**

With thermalactic ceiling. UPVC sealed unit double glazing to

front with double glazed French doors out to patio and good sized garden. Two radiators. Two wall light points. Stable door through to:

#### **Utility Room**

**2.40m x 1.49m (7'11" x 4'11")**

With plinth mounted Belfast sink with mixer tap over. Wood block work surfaces with space and plumbing for auto wash and dryer. Tiled splashbacks. Painted beamed ceiling. Tiled floor. Two wall mounted spots.

**Stairs to First Floor** have painted balustrade and spindles leading up to:

#### **Landing**

**3.15m x 0.83m (10'4" x 2'9") including turn tread**

Ceiling light point.

#### **First Floor WC**

**1.42m x 0.81m (4'8" x 2'8")**

Suite comprising wall mounted wash basin and WC. Double radiator. Ceiling light point. Extractor fan.



#### **Bedroom No. 2**

**2.56m x 2.28m (8'5" x 7'6")**

Ceiling light point. Radiator.

#### **Bedroom No. 1**

**2.79m x 3.93m (9'2" x 12'11")**

Double and single wardrobes. Exposed and polished natural wood floor. Feature cast fire surround with backplate and mantle shelf. Double radiator. Ceiling light point. Built in chimney breast shelving.

#### **Bedroom No. 3**

**2.59m x 2.56m (8'6" x 8'5")**

Ceiling light point. Radiator.

#### **GARDENS**

To the front is a tarmacadam driveway opening out onto hardstanding and giving access to the rear via gate. The rear is of a good size and provides a particularly nice backdrop to the property; it has close boarded fencing with hedging to the rear. There are shrubberies, concrete hardstanding area and lawned gardens together with seating area and a raised area to the rear. It enjoys a high degree of privacy.

#### **GENERAL REMARKS & STIPULATIONS**

##### **VIEWING**

By appointment through Northallerton Estate Agency – Tel: (01609) 7711959.

##### **TENURE**

Freehold with Vacant Possession upon Completion.

##### **SERVICES**

Mains Water, Gas, Electricity and Drainage.

##### **LOCAL AUTHORITY**

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

##### **COUNCIL TAX BAND**

We are verbally informed by Hambleton District Council that the Council Tax Band is B. The current annual charge is £1116.04.





**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.