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Northallerton
Estate
Agency 

21 BECKSIDE
ROMANBY, NORTHALLERTON DL7 8PA



A Very Well Presented, Quietly Situated, Spacious Four Bedroomed, Two Bathroom Detached Family House on Nice Sized Plot in Much Sought After Village Location

Leaded UPVC Sealed Unit Double Glazing
Gas Fired Central Heating
Attractively Presented Throughout

Quality Fitted Kitchen, Bathroom & En Suite
Adjacent to Attractive Open Countryside
Walking Distance of Village Centre & Amenities

New Price: Offers in the Region of £269,950
Chain Free & Available for Early Completion

21 Beckside, Romanby, Northallerton DL7 8PA

SITUATION

A19	7 miles	Darlington	15 miles
Thirsk	7 miles	York	30 miles
A1	6 miles	Teesside	16 miles
Catterick	10 miles	Yarm	17 miles
Ripon	15 miles	Richmond	14 miles

Beckside sits on the north western edge of the Village of Romanby and close to Northallerton, the County town of North Yorkshire. The property stands on a quiet, good sized corner plot in a quiet cul de sac location on this small estate and is in an area regarded as highly desirable and close to local amenities.

The property is ideally placed for access to all services and amenities being within walking distance of the village centre, the railway station, County Hall, and the town centre of Northallerton. Romanby is a well serviced village with Post Office, Co-op supermarket, and Public House. There is a regular bus service which runs into Northallerton where market town shopping is available and there are additional market towns with excellent shopping available at Thirsk, Bedale and Richmond, whilst the major centres of commerce can be found at Darlington, Teesside, Middlesbrough and York.

The town of Northallerton is complemented by an East Coast Mainline Train Station which runs from London to Edinburgh bringing London within 2½ hours commuting time and additionally providing access via the Transpennine Line to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport. International Airports can be found at Durham Tees Valley, Newcastle, Leeds/Bradford and Manchester.

Northallerton lies in an area of particularly attractive countryside and is situated within an hour's travelling distance of the North York Moors National Park and the Yorkshire Dales National Park where much renowned walking, riding and leisure activities can be found. Additionally the property is within an hour of the coast at Whitby, Scarborough and Redcar.

The village of Romanby has the advantage of having a convenience store, post office, public house and restaurant, church and a primary school.

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, Sedgefield, Beverley and Doncaster.

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

Schools – the area is well served by good state and independent schools. There is a renowned Primary School at Romanby. Local 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.

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

The property is within an hour of the coast at Scarborough, Whitby and Redcar which offers excellent further leisure activities.

DESCRIPTION

21 Beckside comprises a brick built under pantiled roof four bedroomed spacious detached family house situated in a quiet cul de sac position in this much sought after and highly desirable area of Romanby.

To the front the property enjoys an attractive front garden laid mainly to lawn with a nice mix of mature shrub and hedging together with flagged access to the detached garage. To the rear the property enjoys a west facing garden with views out onto adjacent open countryside. There is a raised sun deck and paved patio area opening out onto mainly lawned rear gardens with space and base for shed which enjoys the benefit of light and power. Wrought iron gates to either side of the property give access from the front garden. Outside tap and two external lights.

Internally the property is attractively presented, well laid out and generously proportioned, extending to four bedrooms with quality fitted kitchen, bathroom and en suite shower room to the master bedroom. It has been well maintained and enhanced by the present owners. It has scope for extension to the rear and is offered chain free and available for early completion.

Early inspection recommended.

ACCOMMODATION

In through UPVC sealed unit double glazed front door with central etched glass floral panel into:

Entrance Hall
2.86m x 1.52m (9'5" x 5')

With coved ceiling. Light point. Double radiator. Stairs to first floor. Telephone point. Door to:

Living Room
3.20m x 6.65m (10'6" x 21'10")

Coved ceiling. Two ceiling light points. Two radiators. Flame effect electric fire. TV and telephone points. Door to rear gives access to rear entrance. Sliding patio doors out to rear garden.

Dining Room**3.81m x 3.01m (12'6" x 9'11")**

Dado rail. Coved ceiling. Centre ceiling rose and light point. Radiator. Door to:

Breakfast Kitchen**3.91m x 3.01m (12'10" x 9'11") max**

Limed oak fitted kitchen comprising extensive range of base and wall cupboards. Granite effect work surfaces with inset single drainer, single bowl composite sink unit with brass mixer tap. Unit inset Hotpoint 6342 four ring gas hob. Glass fronted Hotpoint Nouvelle 6173 Deluxe oven and grill. Space for fridge freezer. Space and plumbing for washer. Space and plumbing for dishwasher. Fully tiled splashback with inset tiling. Inset light spots. Radiator. Extractor over hob. Wall mounted Worcester Greenstar RI condensing gas fired central heating boiler. Door from Sitting Room and door from dining room gives access to:

Rear Entrance**1.59m x 1.06m (5'3" x 3'6")**

Centre ceiling light point. UPVC sealed unit double glazed door gives access to outside. Door to:

Downstairs Cloakroom**1.08m x 1.69m (3'7" x 5'7")**

With slimline cistern low level WC. Matching pedestal wash basin. Half tiled wall to the rear of the washbasin. Ceiling light point. Extractor. Shelved storage cupboard. Radiator.

Stairs to First Floor with stained and polished balustrade leading up to:

First Floor Landing**2.61m x 0.91m (8'7" x 3')**

Attic access. Ceiling light point. Door to:

Master Bedroom**4.93m x 3.12m (16'2" x 10'3")**

Coved ceiling. Centre ceiling light point. Fitted bedroom furniture comprising range of wardrobes with matching bedside cabinets and headboard. Full length mirror fronted dressing mirror to one wardrobe. Radiator. TV point. Door to:

En Suite Shower Room**1.69m x 2.18m (5'7" x 7'2")**

Fully tiled walls with attractive decorative tile dado rail. Shower cubicle. Mira Event XS electric shower. Attractive low level WC and pedestal wash basin. Shaver socket. Towel rail. Ceiling light point.

Bedroom No. 2**3.68m x 3.27m (12'1" x 10'9")**

Coved ceiling. Centre ceiling light point. Radiator. TV point. Built in over stairs airing cupboard housing lagged cylinder with immersion heater and shelved storage.

Bedroom No. 3**2.56m x 2.94m (8'5" x 9'8")**

With fitted dado rail. Light point. Radiator. Coved ceiling.

Bedroom No. 4**2.56m x 2.81m (8'5" x 9'3")**

Coved ceiling. Centre ceiling light point. Fitted dado rail. Radiator.

Family Bathroom**2.18m x 1.79m (7'2" x 5'11")**

White suite comprising mahogany panelled bath with mixer tap and shower attachment over. Shower screen. Matching pedestal wash basin and WC. Fully tiled walls to two sides. Half tiled to remainder. Shaver socket. Light point. Radiator.

Gardens

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GENERAL REMARKS & STIPULATIONS

VIEWING - Strictly By Appointment through Northallerton Estate Agency – Tel: (01609) 771959.

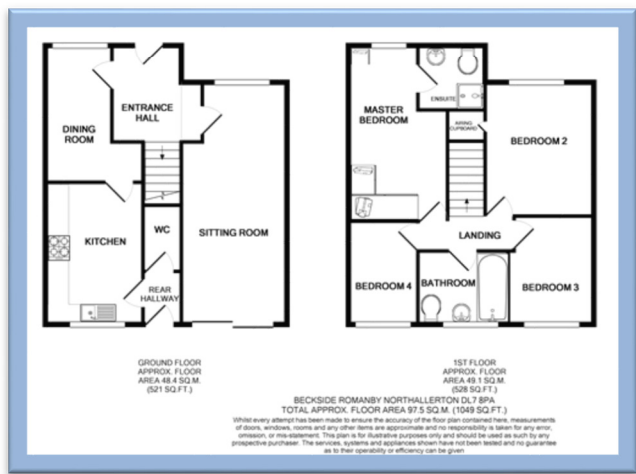
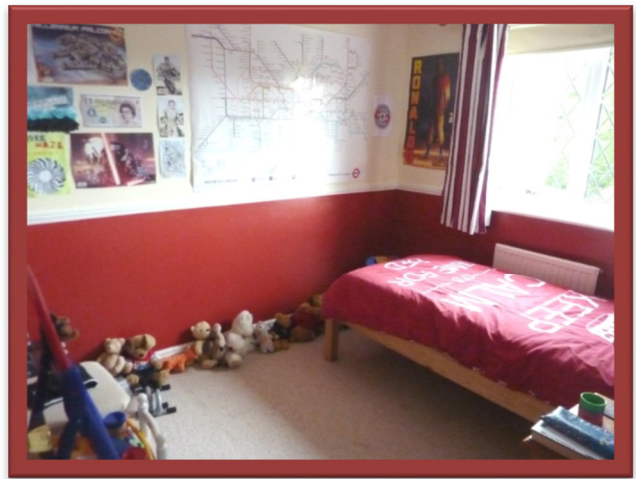
SERVICES – Mains Water, Electricity, Gas and Drainage.

TENURE - Freehold With Vacant Possession upon Completion.

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

COUNCIL TAX BAND - We are verbally informed by Hambleton District Council that the Council Tax Band is **E**. The current annual charge is **£1958.26**





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.