

**3 FARNDALE AVENUE
ROMANBY, NORTHALLERTON DL7 8SN**



A Traditional, Attractive, Mid Terraced 3-Bedroomed Family House Enjoying the Benefit Of Gardens to Front and Rear, Close to Local Amenities both Boroughbridge Road and the Town Centre

- Traditional 3-Bedroomed Family House
- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Nice Sized Attic Conversion
- Three Double Bedrooms
- Detached Garage – Gardens to Front & Rear

Offers in the Region of £172,000

3 Farndale Avenue, Romanby, Northallerton DL7 8SN

SITUATION

A.1	7 miles	Darlington	15 miles
Thirsk	7 miles	York	30 miles
A.19	6 miles	Teesside	16 miles
Bedale	6 miles	Yarm	14 miles
Richmond	14 miles	Ripon	16 miles
Stokesley	14 miles		

(All distances are approximate)

Farndale Avenue is situated off Boroughbridge Road and represents a quiet and very conveniently situated, much sought after and desirable residential area within walking distance of good local amenities in and around Romanby and within walking distance of Northallerton Town Centre, Railway Station, County Hall, a good range of amenities and close to attractive countryside and is within walking distance of a number of good local primary schools and local college.

The property enjoys a quiet and attractive mature plot in this much sought after area within walking distance of excellent local services and amenities.

The property is close to a comprehensive range of local amenities, services, schools and shopping with additional market town shopping and services being available at Thirsk, Bedale and Richmond whilst major centres of commerce and amenities can be found at Darlington, York, Middlesbrough and Teesside.

The major cities of Leeds and Newcastle are both within convenient commuting distance via the A.1 and A.19 trunk roads both of which are located within 8 miles travelling distance of the property and offer access to all the major centres of commerce locally and nationally and link into the main arterial road networks of the UK.

The property is within walking distance of the local main line train station at Northallerton. The line runs from London to Edinburgh and bringing London within 2 ½ hours commuting time and additionally providing access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airports via the Transpennine line which also calls at Northallerton and Darlington Stations.

International Airports can be found at Teesside (30 minutes), 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 Yorkshire Dales and North Yorkshire Moors 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.

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. The local Primary School at Broomfield together with the recently constructed Catholic School on the same site are both enjoying an enviable reputation and the property is within their catchment areas. 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 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.

DESCRIPTION

The property comprises a traditional, attractive, mid terraced three double bed roomed family house enjoying the benefit of gardens to front and rear, detached garage, double glazed sun room to rear, and good sized attic conversion.

Externally the property enjoys to the front a traditional cottage garden behind hedged boundary with a central wrought iron gate giving access via flagged pathway to the front door with post and rail hedged backed boundary to either side. The rear garden comprises a good area of concrete seating area opening out onto good sized flagged patio and additional seating area with chippings borders with numerous shrubs. The pathway continues down the side of the patio to the garage.

Internally the property enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating. It has traditional well laid out and spacious three double bed roomed family accommodation which has benefitted from an attic conversion.

The property has scope for updating and modernisation subject to any necessary building regulations.

ACCOMMODATION

In under covered entrance into:

Entrance Hall
4.44m x 1.93m (14'7" x 6'4")

With useful understairs store cupboard. Stairs to first floor. Light point. Radiator. Door to sitting room and kitchen.

Through Lounge / Diner

With central archway.

Sitting Area

3.22m x 3.78m (10'7" x 12'5") plus deep bay

Double radiator. Coved ceiling, light point. Feature fireplace comprising carved beech surround and mantle shelf, cut marble hearth and backplate, inset living flame gas fire. TV and telephone point.

Dining Area

4.64m x 3.81m (15'3" x 12'6") max

With french door to rear leading into sun room. Coved ceiling. Light point. Original chimney breast alcove. Storage cupboards. Door into:

Sun Lounge

2.99m x 2.10m (9'10" x 6'11")

On a brick base. UPVC sealed unit double glazed french door out to patio and gardens. Light point. Double radiator.

Kitchen

2.74m x 2.35m (9' x 7'9")

With a range of light oak fronted base and wall cupboard. Granite effect work surfaces with inset single bowl, single drainer, stainless steel sink unit with mixer tap. Space and point for gas hob. Space and plumbing for washer. Space for fridge. Tiled splashbacks. Light point. UPVC sealed unit double glazed rear door leading out to rear patio and gardens.

From the Hallway

Stairs to First Floor with painted spindles and exposed mahogany balustrade leading up to:

First Floor Landing

4.82m x 1.93m (15'10" x 6'4")

With useful understairs storage. Stairs to second floor. Light point. Radiator.

Bedroom No 1 (Front)

3.25m x 3.78m (10'8" x 12'5")

Light point. Radiator.

Bedroom No. 2 (Rear)

3.73m x 3.81m (12'3" x 12'6") max into chimney breast alcove recesses

Shelving into one recess. Overbed light pull. Light point. Radiator.

Bathroom

1.93m x 2.155m (6'4" x 7'1")

White suite comprising wood panelled bath with a Mira Sprint electric shower over. Fitted shower screen. Matching pedestal wash basin and duo flush WC. Light point. Radiator. Built in linen cupboard.

Stairs to Second Floor with Mouseman newel post and mahogany balustrade with painted spindles leading up via upper landing with light point and exposed beam into:

Second Floor Bedroom

3.98m x 3.98m (13'1" x 13'1") max into dormer

With useful under eaves storage areas. Fitted cupboard and work bench. Light point.

OUTSIDE

Gardens

The property enjoys to the front a traditional cottage garden behind hedged boundary with a central wrought iron gate giving access via flagged pathway to the front door with post and rail hedged backed boundary to either side. The rear garden comprises a good area of concrete seating area opening out onto good sized flagged patio and additional seating area with chippings borders with numerous shrubs. The pathway continues down the side of the patio to the garage.

Garage

6.82m x 4.67m (22'5" x 15'4")

Rendered with a felt roof. Delineated into double garage with up and over door to front, pedestrian door to rear. At the rear which is partitioned off is a nice workshop. Light and power.

GENERAL REMARKS & STIPULATIONS

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

TENURE – Freehold with Vacant Possession upon Completion.

SERVICES – Main Water, Electricity, Gas and Drainage.

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

COUNCIL TAX BAND - We are verbally informed that the Council Tax Band is **B**. The current annual charge is **£1246.18**.

RIGHT OF WAY - The property has a right of way to the rear for vehicular access to the garage in keeping with a number of properties on this row.



COMMITMENT

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- 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.
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