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Northallerton
Estate
Agency 🏠

8 ST CUTHBERTS DRIVE
ROMANBY, NORTHALLERTON DL7 8JF



An Immaculately Presented, Well Laid Out & Spacious 3-Bedroomed Semi Detached Traditional Family House Situated in Quiet Highly Sought After Residential Location with Views to Rear over Open Countryside

- Immaculate 3-Bed Extended Accommodation
- Scope for Further Extension Subject to PP's
- UPVC Sealed Unit Double Glazing/ Gas C H
- Gardens Front & Rear
- Detached Garage
- Extensive Hardstanding with Car Port

New Price: Offers Over: £193,000

8 St Cuthbert's Drive, Northallerton DL7 8JF

SITUATION

A.1	6 miles	A.19	7 miles
York	30 miles	Thirsk	7 miles
Darlington	16 miles	Teesside	17 miles
Richmond	14 miles	Yarm	20 miles
Bedale	7 miles	Catterick	10 miles
Ripon	16 miles		

(All distances are approximate)

The property is attractively situated on St. Cuthbert's Drive with views out to rear over open countryside. St Cuthbert's Drive is 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 School and Public House, 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 area of the Coast at Whitby, Scarborough and Redcar where further extensive leisure activities can be found.

Within and around Northallerton there are excellent leisure activities extending to golf, cricket, football, rugby, riding, cycling, fishing and shooting.

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 brick built with clay tiled roof 3-bedroomed semi-detached traditional family house which is tile rendered to upper storey at the front. It has UPVC sealed unit double glazing and gas fired central heating.

Externally it enjoys to the front an extensive block paved hardstanding which extends down to the side giving additional hardstanding and there is space for a number of vehicles. The block paving gives access to the detached garage and there is additionally a cantilevered situated to the side of the house. At the front the property enjoys a good sized low maintenance chippings are. The property has a gated access from the driveway to the rear and at the rear the property opens up onto a flagged patio area, a raised area of decking, a lawned garden which enjoys superb views out over the adjacent countryside. Outside tap.

The property internally enjoys the benefit of UPVC sealed unit double glazed and gas fired central heating. It has well laid out and spacious immaculately presented three bedroomed traditional family accommodation which has been augmented with a conversion of the kitchen to a useful office and utility room whilst to the rear a nice sized well laid out kitchen extension has been undertaken. The property enjoys quality fitted kitchen and bathroom and as mentioned immaculately presented throughout.

The offering of 8 St Cuthbert's Drive in Romanby presents a rare opportunity to acquire a well laid out and spacious 3-bedroomed traditional family property with tremendous views out to the rear over open countryside, a quiet yet very accessible position and scope for further extension subject to purchasers requirements and any necessary planning permissions. Early inspection recommended.

ACCOMMODATION

In through UPVC sealed unit double glazed front door with central etched and leaded glass panel with opaque glazed light to side providing for a nice degree of natural light into:

Entrance Hall

2.25m x 1.69m (7'5" x 5'7") max

Double radiator. Light point. Telephone point. Stairs to first floor.

Sitting Room

3.91m x 4.06m (12'10" x 13'4") max

Coved ceiling, centre ceiling rose and light point. Feature fireplace comprising painted moulded surround with cut marble hearth and backplate. Inset electric fire. Low level double radiator. TV point. Satellite cables. Door to useful understairs storage cupboard. Archway through to:

Dining Room

3.32m x 2.74m (10'11" x 9')

Laid wood laminate floor. Coved ceiling. Centre ceiling rose. Two wall light points. Double radiator. Opaque upper glazed panelled door to kitchen. Door to Utility and Office Area.

Utility & Office Area

2.28m x 3.37m (7'6" x 11'1")

With a good range of light oak fronted base and wall cupboards. Work surfaces with space and plumbing beneath for washer. Tiled floor with space for additional appliances. Stained and polished pine stable door giving access to outside. Side window. Built in useful shelved storage cupboard. Light point.

Kitchen

3.22m x 2.69m (10'7" x 8'10")

With a tiled floor. Attractive range of beech fronted base and wall cupboards. Granite effect work surfaces with inset 1 ½ bowl single drainer stainless steel sink unit. Unit inset four ring electric hob with brushed steel and glass hob and grill beneath. Tiled splashbacks. Unit matched hood over hob with inset extractor and light. Two ceiling light points. Breakfast bar with double radiator beneath. Space for fridge freezer. UPVC sealed unit double glazed french door out to rear patio and gardens and with lovely views over adjacent farmland.

Stairs to First Floor with a wall mounted painted balustrade leading up to:

First Floor Landing

2.33m x 2.00m (7'8" x 6'7")

With window providing natural light together with attic access and a ceiling light point. Attic access with drop down ladder which gives good access up to:

Loft Area

Useful part boarded storage area with a central area of 16'10" x 12' plus additional under eaves storage. Wall mounted Worcester combination gas fired central heating boiler.

Bedroom No. 1

4.03m x 3.01m (13'3" x 9'11")

Into wall length fitted bedroom furniture with an excellent range of wardrobes. Dressing table area. Coved ceiling and centre light point. Radiator.

Bedroom No. 2

3.30m x 3.01m (10'10" x 9'11")

Coved ceiling and light point. Radiator. Great views over farmland to rear.

Bedroom No. 3

3.17m x 2.00m (10'5" x 6'7")

Radiator and ceiling light point. Useful overbed storage cupboard with under spotlighting. Bespoke fitted wardrobe.

Bathroom

1.83m x 1.98m (6' x 6'6")

Tiled floor. Half tiled walls. Fully tiled around bath area. White suite comprising shower bath with mixer tap and mains shower over with drench shower and additional head. Matching pedestal wash basin with mixer tap. Duoflush WC. Centre ceiling light point. Heated towel rail.

Garage

2.79m x 5.08m (9'2" x 16'8")

On a concrete base. Brick built with flat roof. Up and over door to front. Light and power. Power from the garage going into the adjacent rear shed and workshop. Lean to shed at the rear.

Gardens

The property enjoys to the front an extensive block paved hardstanding which extends down to the side giving additional hardstanding and there is space for a number of vehicles. The block paving gives access to the detached garage and there is additionally a cantilevered situated to the side of the house. At the front the property enjoys a good sized low maintenance chippings are. The property has a gated access from the driveway to the rear and at the rear the property opens up onto a flagged patio area, a raised area of decking, a lawned garden which enjoys superb views out over the adjacent countryside. Outside tap.

GENERAL REMARKS & STIPULATIONS

VIEWING

Through Northallerton Estate Agency – tel. no.01609 – 771959.

LOCAL AUTHORITY

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

COUNCIL TAX

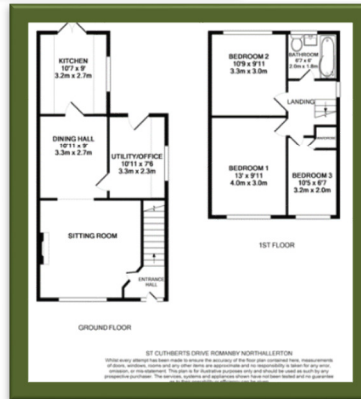
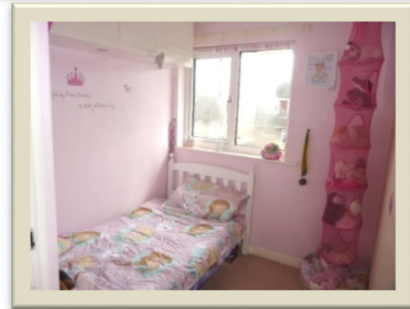
The Tenant will be responsible for paying the Council Tax on the property. We are verbally informed by Hambleton District Council that the Council Tax Band is **C**. Please check with Hambleton District Council for the current charges.

SERVICES

Mains Water, Drainage, Electricity and Gas.

TENURE

Freehold with Vacant Possession upon Completion.



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.