

**1 ORCHARD COURT
ROMANBY, NORTHALLERTON DL7 8DQ**



An Immaculately Presented, Well Laid Out & Spacious 2-Bedroomed Detached Bungalow on Nice Sized Plot in Sought After Quiet Residential Location Close to Local Village Amenities

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Attached Garage Plus Extensive Hardstanding
- Well Stocked Cottage Garden to Front & Rear
- Recently Fitted Quality Kitchen & Bathroom
- Walking Distance of Village & Town Centre

Offers in the Region of: £250,000
OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

1 Orchard Court, Romanby, Northallerton DL7 8DQ

SITUATION

| | | | |
|------------|----------|-----------|----------|
| A.1 | 7 miles | York | 30 miles |
| Darlington | 15 miles | A.19 | 6 miles |
| Thirsk | 7 miles | Teesside | 16 miles |
| Ripon | 14 miles | Catterick | 16 miles |
| Richmond | 14 miles | Yarm | 15 miles |
| Leeds | 40 miles | | |

(All Distances are Approximate)

Orchard Court is quietly and very conveniently situated in the much sought after and highly desirable residential village of Romanby within walking distance of the Village Centre and the nearby Town Centre of Northallerton, the Railway Station, County Hall and all local amenities and attractive countryside.

The village of Romanby enjoys the benefit of shops, Post Office, Public House, Restaurant, Church & Primary School. The Town centre which enjoys a comprehensive range of recreational, educational and medical facilities together with excellent High Street shopping and twice weekly markets and the property is within the catchment area for a number of renowned schools within the town which boasts an enviable reputation.

The town of Northallerton is further complemented by an East Coast main line train station running 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. The town is well located for commuting being within seven miles of the A.1 and A.19 trunk roads together with links to the main arterial road networks of the UK.

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

Racing – Thirsk, York, Ripon, Catterick, Sedgfield, Beverley and Doncaster.

Shooting & Fishing – the property is attractive 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.

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

Schools – the area is well served by good state and independent schools with a number of renowned schools within the area. There is a local Primary School within Romanby and

additionally the property is in the catchment area for Primary Schools within Northallerton. Local comprehensive schools are to be found at Northallerton and Thirsk, Richmond, Bedale and Ripon whilst independent Schools are to be found at Yarm, Teesside High, Ripon Grammar, Polam Hall (Darlington), Apleforth 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

1 Orchard Court comprises an immaculately presented, very convenient yet quietly positioned and accessible two double bedroomed substantial detached bungalow residence situated on a nice sized plot in highly sought residential position and enjoys the benefit of well stocked cottage gardens to front and rear providing a particular attractive backdrop and forefront to the property.

The property is brick built with clay tile roof. Externally it enjoys concrete driveway leading down to the attached garage providing parking for three vehicles with the driveway having deep shrub borders and a walkway around to the rear. To the front of the bungalow is the main garden area which is laid to flagged patio with deep and substantial very well stocked gardens with a pathway across the front of the property, nicely back with post and rail fencing.

A strip of artificial grass flower border leads down the side whilst to the rear is a particularly attractive landscaped cottage garden with natural stone flagged patio.

The garden attracts substantial wildlife and enjoys a wooden quality construction summer house which has a superb view across the rear garden, it is carpeted and has the benefit of a power point.

Internally the property enjoys the benefit of UPVC sealed unit double glazing and Baxi gas fired central heating boiler.

Under the present ownership the property has enjoyed the benefit of new quality fitted kitchen and bathroom together with associated upgrading of services. It has enjoyed complete landscaping to the rear and has been very well maintained by the present owners throughout and needs to be inspected to be appreciated.

ACCOMMODATION

In through covered entrance area with UPVC panelled ceiling.

UPVC sealed unit double glazed front door with upper etched and leaded glass panel, matching etched panels to side into:

Entrance Hall

2.99m x 2.69m (9'10" x 8'10")

With coved ceiling, centre ceiling light point and telephone point and double radiator. Door to good size store cupboard with hanging hooks and shelf storage over, double radiator. Doorway to:

Open Passageway

1.67m x 1.13m (5'6" x 3'9")

Opens up into living room, which nicely delineates into:

Sitting & Dining Area

6.15m x 3.66m (20' 2" x 12") max

Sitting area enjoys a coved ceiling, central ceiling light point. Feature fireplace comprising tiled surround and hearth with a hard wood mantel shelf and cut marble back plate, with inset living flame gas fire. To the side is chimney breast alcove, recessed shelving with illumination over. TV point, BT Openreach point, radiator.

Dining area with dual aspect windows providing a nice degree of natural light. Coved ceiling and centre ceiling light point and radiator.

Breakfast Kitchen

4.75m x 2.69 (15'7" x 8'10" max)

With an attractive range of modern base and underlit wall cupboards in white with brushed steel door furniture, topped with granite effect work surfaces with inset single drainer single bowl stainless steel sink with mixer tap. Neff induction power boost glass hob with Whirlpool extractor fan. Inset brushed steel and glass Neff oven grill topped with Bosch integrated microwave. Built in Whirlpool dishwasher with unit matched door. Space for fridge freezer. Double radiator. Coved ceiling, two ceiling light points. Picture window to rear looks out onto the rear garden providing a nice degree of natural light. Double radiator. To the side upper etched glass panelled door giving access to outside rear covered entrance to outdoor WC and garden.

Inner Hallway

2.13m x 0.79 (7'1" x 2'7")

With coved ceiling, centre ceiling light point. Door to airing cupboard housing lagged cylinder immersion heater with shelf storage. Access to two bedrooms and bathroom.

Master Bedroom

3.63m x 3.30 (11'11" x 10'10")

With centre ceiling light point, radiator and numerous power points. Picture window looking out onto rear garden.

Bedroom 2

3.33m x 3.02m (10'11" x 9'11")

With ceiling light point and radiator, numerous power points and TV point. View onto side garden.

Bathroom

2.35m x 2.11 (7'9" x 6'11")

White suite comprising panelled bath with mixer tap, fully tiled around. Matching duoflush WC, unit inset wash basin with cupboard storage, tiled splash back, wall mounted shaving mirror

with spot lights over. Ceiling light point, inset extractor and wall mounted heated towel rail.

Gardens

Concrete driveway leading down to the attached garage providing parking for three vehicles with the driveway having deep shrub borders and a walkway around to the rear. To the front of the bungalow is the main garden area which is laid to flagged patio with deep and substantial very well stocked gardens with a pathway across the front of the property.

A strip of artificial grass flower border leads down the side whilst to the rear is a particularly attractive landscaped cottage garden with natural stone flagged patio.

The garden attracts substantial wildlife and enjoys a wooden quality construction summer house which has a superb view across the rear garden, it is carpeted and has the benefit of a power point.

Outside WC

1.67m x 0.89m (5'6" x 2'11")

Slimline system WC and outside tap. Ceiling light point. Window to side with opaque glazing. Door to:

Garage

5.16m x 2.89m (16'11" x 9'6")

With concrete floor, ceiling light point and attic access. Light and power. Utility area with space and plumbing for washing machine (Included) and space for an additional appliance. Wall mounted gas fired central heating boiler.

Summer House

2.79m x 1.77m (9'2" x 5'10")

Of wooden construction. It is carpeted and has the benefit of a power point. Double glazed and with insulated floor and roof.

GENERAL REMARKS & STIPULATIONS

VIEWING:

By arrangement through Northallerton Estate Agency – Tel. No. 01609 – 771959.

SERVICES:

Mains water, electricity, drainage, gas.

TENURE:

Freehold with Vacant Possession on completion.

LOCAL COUNCIL:

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel. No. 01609 – 779977.

COUNCIL TAX:

We are verbally informed by Hambleton District Council that the Council Tax Band is **Band D**. The current charge is **£1773.87**.



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.