

S. 4693

**Northallerton**  
**Estate**  
**Agency** 

**6 NEILE CLOSE**  
**ROMANBY, NORTHALLERTON DL7 8NN**



**A Nicely Presented, Recently Refurbished, Traditional 3-Bedroomed Semi Detached Family House in Quiet Yet Accessible Position in Much Sought After & Highly Desirable Semi Rural Village**

- UPVC Sealed Unit Double Glazing
- Night Storage Heating
- Recently Refurbished
- Newly Fitted Kitchen & Bathroom
- Good Sized Gardens to Front & Rear
- Extensive Hardstanding Plus Car Port
- Detached Former Sub Station with Scope for Conversion
- Tremendous Scope for Extension to Side & Rear

**New Price: Offers in the Region of: £180,000**

**OFFERED CHAIN FREE & AVAILABLE WITH NO ONWARD CHAIN**

# 6 Neile Close, Romanby, Northallerton DL7 8NN

## SITUATION

A1	6 miles	Thirsk	6 miles
A19	8 miles	Leeds	50 miles
Darlington	16 miles	York	30 miles
Teesside	17 miles	Richmond	13 miles
Yarm	17 miles	Catterick	13 miles
Ripon	13 miles	Bedale	6 miles

(All distances are approximate)

**Neile Close** at Romanby represents a quiet yet convenient cul de sac set back from the very attractive village green and enjoying a quiet yet very accessible location both to Romanby Village, the nearby town of Northallerton and excellent transport networks within the area. The property situated as it is, is within walking distance of the village and Town Centre, County Hall and main line train station and open countryside together with an excellent and extensive range of educational, recreational and medical facilities including superb market town shopping in Northallerton. There are village amenities within easy walking distance of the property extending to shop, Churches, Public House, Primary School and Post Office.

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 Main Line Train Station which runs from London to Edinburgh and brings London within some 2 ½ hours commuting time and additionally provides access via the Transpennine line to Newcastle, Middlesbrough, York, Leeds, Manchester, Manchester Airport and Liverpool.

International Airports can be found at Durham Tees Valley, Newcastle, Leeds/Bradford and Manchester.

Romanby and Northallerton lie in an area of particularly attractive countryside and are situated within easy travelling distance of the North 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 where a host of further leisure activities are to be enjoyed.

This particular property enjoys a quiet position, nicely set back from the Green and is close to open countryside.

## 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 National Park and close to local rivers and ponds.

**Hospitals** – the Friarage Hospital which is within convenient distance of the property.

**Schools** – The area is well served by good state and independent schools. The property is within walking distance of Romanby Primary School and also enjoys access to Primary Schools within the Northallerton catchment area. Local comprehensive schools can be found at Northallerton, Thirsk, Bedale and Richmond, whilst independent Schools can be found at Yarm, Teesside, Barnard Castle, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby and the property is within convenient travelling distance of Ripon Grammar.

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

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

**Walking and 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 can be enjoyed at the local Northallerton Rugby Club, Northallerton Football Club, Tennis Club and a number of gyms within the town.

## DESCRIPTION

**6 Neile Close** comprises a traditionally constructed brick built with clay tile roof 3-bedroomed semi-detached family house which has recently been refurbished and is offered in immaculate condition with newly installed quality kitchen and bathroom.

The property externally enjoys lawned front garden with pathway to the side access door and a substantial area of chippings hardstanding for vehicles and also giving access to a covered car port which is flagged. To the side of the car port is a brick built former electricity substation which forms part of the property and would be suitable for conversion to studio, annexed accommodation, workshop or garaging subject to purchasers requirements and any necessary planning permission. To the rear the property enjoys good sized rear gardens extending to flagged patio area and opening out onto lawned garden with post and plank fencing and having a high degree of privacy. Adjacent to the rear of the property are a former workshop, WC and store and the property enjoys tremendous scope for extension to side and rear and sits on a plot that would readily accommodate a larger property.

Internally the property enjoys UPVC sealed unit double glazing and night storage heating. It has newly fitted kitchen and bathroom, both having a nice range of quality fixtures and fittings. The property is newly carpeted and decorated and is available for early occupation with no onward chain. Early inspection is recommended.

## ACCOMMODATION

In through UPVC sealed unit double glazed door with etched glass central panel and etched glass lights to side into:

**Entrance Hall**  
**4.34m x 2.08m (14'3" x 6'10")**

With picture window overlooking patio and gardens. Telephone point. Light point. Night storage heater. Stairs to first floor. Useful understairs storage area.

**Living Room**  
**7.32m x 3.30m (24' x 10'10")**

With feature fire place comprising brick surround with slate hearth and a slate mantel shelf, inset open grate with back boiler. Two adjacent shelved chimney breast alcove store cupboards. Coved ceiling. Two centre ceiling rose and light points. BT open reach master socket. Dimplex night storage heater. Chimney breast to one end which is blocked. Two windows overlooking front elevation – so there would be scope to split the room.

**Kitchen**  
**3.62m x 2.38m (11'11" x 7'10")**

Newly fitted comprising cream base and wall cupboards with brushed steel door furniture. Granite effect work surfaces with an inset single drainer, single bowl Lamona sink unit with mixer tap over. Unit inset

Lamona 4 ring electric hob with matching brushed steel and glass oven and grill beneath. Brushed steel splashback to hob with extractor over. Ceiling light point. Unit matched wine rack. Space and plumbing for washer. Picture window overlooking rear garden. Rear double glazed with upper etched glass panel door giving access to the rear.

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

**First Floor Landing**

**2.69m x 2.10m (8'10" x 6'11")**

With light point. Attic access. Wall mounted Sunhouse night storage heater.

**Bedroom No. 2**

**3.27m x 3.32m (10'9" x 10'11")**

Built in airing cupboard housing lagged cylinder and immersion heater with shelved storage over. Centre ceiling light point. Fitted picture rail.

**Bedroom No. 1**

**4.49m x 3.32m (14'9" x 10'11") max into chimney breast alcove recess**

With a painted former surround and hearth with adjacent built in wardrobe. Ceiling light point. Wall mounted Dimplex night storage heater. Window overlooking front garden.

**Bedroom No. 3**

**3.20m x 2.08m (10'6" x 6'10") max including entrance**

Built in shelved store cupboard. Ceiling light point. Dimplex wall mounted night storage heater. Original picture rail. Window overlooking rear garden.

**Bathroom**

**2.08m x 1.77m (6'10" x 5'10")**

With white suite comprising panelled bath with shower screens around. Wall mounted Bristan electric shower. Matching pedestal wash basin and duoflush WC. Ceiling light point. Wall mounted Ventax extractor.

**OUTSIDE**

**Covered Store**

**1.79m x 1.22m (5'11" x 4')**

**Former WC**

**Workshop**

**2.13m x 2.46m (7' x 8'1")**

Concrete floor and fitted workbench.

Included in the sale will be:

**Former Electricity Sub Station**

Brick built, concrete roof, concrete floor. Divided into two areas:

**Room 1**

**3.05m x 2.44m (10' x 8')**

With twin doors to front

**Room 2**

**3.05m x 1.83m (10' x 6')**

With door to front which could be utilised for workshops, studio etc. or could be refurbished and enlarged for garaging in conjunction with the adjacent car port.

Please note there is pedestrian access over the neighbouring driveway to access the former electricity substation through two sets of doors,

however any refurbishment to provide for garaging or vehicular access would need to take access from 6 Neile Close itself over the hardstanding area.

**Gardens**

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**GENERAL REMARKS & STIPULATIONS**

**VIEWING:**

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

**TENURE:**

Freehold With vacant possession upon completion.

**SERVICES:**

Mains Water, Electricity, Gas & Drainage.

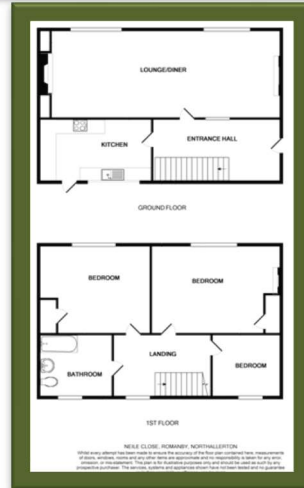
**LOCAL AUTHORITY:**

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

**COUNCIL TAX BAND:**

The council tax band is **A**. The current annual charge is **£1120.35**.





**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.