

S.4696

Northallerton
Estate
Agency 

14 PENHILL COURT
ROMANBY, NORTHALLERTON DL7 8ST



A Quiet Yet Conveniently Situated 3-Bedroomed Traditional Semi Detached Family House in Much Sought After & Highly Desirable Residential Area with Scope for Updating & Modernisation

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Gardens to Front & Rear
- Hardstanding for Parking
- Detached Garage & Workshop
- Scope for Updating & Modernisation

Offers in the Region of £169,950

OFFERED WITH NO ONWARD CHAIN & AVAILABLE FOR EARLY COMPLETION

14 Penhill Court, Romanby, Northallerton DL7 8ST

SITUATION

Thirsk	7 miles	Darlington	15 miles
A.19	6 miles	A.1	7 miles
York	30 miles	Teesside	17 miles
Ripon	14 miles	Leeds	40 miles
Richmond	14 miles	Yarm	15 miles
Catterick	16 miles		

(All distances are approximate)

14 Penhill Court is very pleasantly situated in a quiet yet accessible position accessed off Boroughbridge Road via Helmsley Way, which puts it within easy and very convenient walking distance of excellent local amenities, Romanby village and its amenities together with the railway station and Northallerton town centre. The property occupies a quiet, nice sized plot in this much sought after residential area on the outskirts of Northallerton and close to its boundary with Romanby.

The property has scope for extension subject to the necessary planning permission but would benefit from updating and modernisation.

The property is attractively situated within easy walking distance of Northallerton, the County Hall, the Doctors Surgery and local supermarkets on Boroughbridge Road and the main line Railway Station which is the East Coast mainline and links London to Edinburgh and brings London within 2 ½ hours commuting time.

The A.1 and A.19 trunk roads are both within easy reach and offer good communications both north and south, linking into the main arterial roadways of the UK.

International Airports can be found at Durham Tees Valley (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 property is within walking distance of the Primary School at Romanby and within the catchment area for all the Northallerton Primary Schools many of which enjoy an enviable reputation. Local Comprehensive Schools can be found at

Northallerton, Thirsk, Richmond, Bedale and the selective grammar school at Ripon, whilst independent schools can be found at Yarm, Teesside High, Polam Hall at 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

14 Penhill Court comprises a traditional brick built with clay tile roof 3-bedroomed semi-detached family house. It has UPVC sealed unit double glazing and has UPVC soffits and gutters and to the front it is clad to the upper elevation. The property is approached through twin stone pillars giving access onto concrete driveway off of which there is a pathway across the front giving access to the front door. The driveway leads down to the garage and has hardstanding for three vehicles. The front garden is laid to artificial grass with deep well stocked wild flower borders within inset rose bushes. To the rear the property enjoys a concrete seating area which then opens out onto another wild flower garden area and beds. At the rear of the garage is a workshop together with greenhouse again with wild flowers around.

Internally the property has well laid out and spacious accommodation which would benefit from updating and modernisation, it does however have scope for extension subject to purchasers' requirements and the necessary building regulations / planning permissions.

Early inspection is recommended to appreciate the property's position and potential.

ACCOMMODATION

In through UPVC sealed unit double glazed front door with upper small etched arch with window to side to:

Entrance Hall
1.98m x 1.10m (6'6" x 3'4")

Door through into:

Sitting Room
4.29m x 4.27m (14'1" x 14')

With central chimney breast having tiled hearth, mantel shelf and surround with an inset living flame gas fire with central heating back boiler. Double radiator. TV point. Centre ceiling light point. Stairs to first floor. Twin sliding opaque glazed door through into:

Dining Room

5.15m x 3.10m (16'11" x 10'2")

With a coved ceiling. Two flush mounted ceiling light points. Windows to two sides. Door to understairs store cupboards 6' x 2'5" with ceiling light point and shelved storage. Two wall light points. Double radiator. Opaque glazed panelled door through into:

Kitchen

3.35m x 2.79m (11' x 9'2")

With a good range of fitted base and wall cupboards, granite effect work surfaces with inset single drainer, single bowl composite sink unit with mixer tap over. Unit inset four ring Hotpoint gas hob. Inset built in Hotpoint double oven and grill. Built in fridge with unit matched door front. Space and plumbing for washer. Space for upright freezer. Tiled splashbacks. Two flush mounted ceiling light points. Double radiator. Opaque double glazed door to side leading outside. Windows to two sides.

Stairs to First Floor with wrought iron frame with mahogany balustrade leading up to:

First Floor Landing

3.10m x 1.29m (10'2" x 4'3") max

Ceiling light point. Window.

Bedroom No. 3

2.59m x 2.00m (8'6" x 6'7") max into double wardrobe

Ceiling light point. Radiator.

Bedroom No. 1

4.34m x 3.10m (14'3" x 10'2") max into wall length built in wardrobes

Vanity unit with shelved storage under. Ceiling light point. Radiator. Window overlooking garden.

Bedroom No. 2

3.01m x 2.56m (9'11" x 8'5")

Radiator. Ceiling light point. Attic access. Window overlooking rear garden.

Bathroom

2.54m x 1.67m (8'4" x 5'6")

With an easy access bath having mixer tap with thermostatically controlled shower attachment over. Fully tiled around and half tiled to remainder of bathroom. Pedestal wash basin. Ceiling light point. Radiator. Built in airing cupboard housing lagged cylinder and immersion heater with shelved storage over.

Separate WC

1.13m x 0.89m (3'9" x 2'11")

Low level WC and ceiling light point.

OUTSIDE

Garages

4.72m x 2.51m (15'6" x 8'3")

Brick built with mono pitched roof. Up and over door to front. Light and power installed. Numerous shelves. Concrete floor. Fitted workbench.

Lean to Potting Shed

2.59m x 1.72m (8'6" x 5'8")

With concrete floor. Plastic roof. Slade to two sides. Part glazed door.

Greenhouse

1.77m x 1.79m (5'10" x 5'11")

With central flagged walkway with fitted bench.

Gardens

The property is approached through twin stone pillars giving access onto concrete driveway off of which there is a pathway across the front giving access to the front door. The driveway leads down to the garage and has hardstanding for three vehicles. The front garden is laid to artificial grass with deep well stocked wild flower borders within inset rose bushes. To the rear the property enjoys a concrete seating area which then opens out onto another wild flower garden area and beds. At the rear of the garage is a workshop together with greenhouse again with wild flowers around.

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 **E**. The current annual charge is **£2127.58**.



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.