

S.4698

Northallerton
Estate
Agency 

40 AINDERBY ROAD
ROMANBY, NORTHALLERTON DL7 8HG



An Immaculately Presented, Well Laid Out & Spacious, Superbly Maintained Extended 3-Double Bedroomed Traditional Semi Detached House in a Quiet and Most Sought After Residential Area of Romanby Close to the Village Centre & Within Walking Distance of Local Amenities

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Quality Fitted Kitchen & Bathroom
- Detached Garage & Hardstanding
- Lawned Gardens to Front & Rear
- Indian Stone Raised Rear Patio

Offers in the Region of: £280,000

40 Ainderby Road, Romanby, Northallerton DL7 8HG

SITUATION

A1	7 miles	A19	8 miles
Darlington	15 miles	Thirsk	7 miles
York	30 miles	Teesside	17 miles
Richmond	16 miles	Bedale	7 miles
Ripon	15 miles	Yarm	16 miles

(All distances are approximate)

Ainderby Road is a particularly attractive and much sought after residential area situated on the edge of the village of Romanby, close to the market town of Northallerton. The village of Romanby enjoys the benefit of primary school, village shop, village post office, church and public house.

The property is within walking distance of all the amenities at Romanby and also within walking distance of Northallerton Town Centre, the Railway Station, County Hall and all local amenities. Northallerton is the County town of North Yorkshire and enjoys a full and comprehensive range of educational, recreational and medical facilities together with good High Street shopping and twice weekly markets.

Northallerton enjoys excellent commuting via the A.1 and A.19 trunk roads both of which are within 8 miles of the property and offer excellent access to all the major centres of commerce locally and nationally and provide direct access into the main arterial road networks of the UK.

The larger major centres of Teesside, Middlesbrough and York are within easy commuting distance and offer a full and comprehensive range of shopping. Whilst more locally the towns of Bedale, Thirsk, Richmond and Darlington are all within easy commuting distance.

Good access to commuting within Northallerton brings Teesside, Tyneside, Leeds and West Yorkshire within reasonable commuting distance making it an ideal location for access to a number of major centres.

Romanby and Northallerton lie between the North Yorkshire Dales and North Yorkshire Moors National Parks with much renowned walking, riding and leisure activities can be found. Additionally the property lies within an hour of the coast of Whitby, Scarborough and Redcar where further extensive leisure activities can be found.

AMENITIES

Communications – the A.1 and A.19 trunk roads are within easy reach providing good commuting to Teesside, Tyneside, Leeds and the main arterial road networks of the UK.

Main line train stations are located at Northallerton and Darlington bringing London within 2 ½ hours commuting time (the property is within walking distance of the Train station at Northallerton). Additionally via the Transpennine line that calls at these stations there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

International Airports are located at Teesside, Leeds/Bradford, Newcastle and Manchester.

Schools – The area is well served by good state and independent Schools, there is a renowned local Primary school at Romanby together with a number of additional Primary Schools in Northallerton. There are local secondary schools in Northallerton, Thirsk, Bedale and Richmond. Independent Schools are to be found at Teesside, Yarm, Barnard Castle, Polam Hall at Darlington, Queen Mary's at Baldersby, Ampleforth College at Ampleforth and Cundall Manor.

Shooting and 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, North Yorkshire Dales and close to good local rivers and ponds.

Additionally the property is situated within one hour of the Coast at Whitby, Scarborough and Redcar where additional extensive leisure activities can be found.

Racing – Thirsk, Catterick, Ripon, York, Beverley, Doncaster, Redcar and Newcastle.

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

Walking & Cycling- the area is well served for attractive cycling and walking 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.

Hospital- the Friarage Hospital at Northallerton is locally renowned

DESCRIPTION

40 Ainderby Road comprises a particularly well presented, well laid out and spacious, immaculately maintained traditional 3-bedroomed semi-detached family house constructed of brick under clay pantile roof which has been extended to the ground floor but retains additional potential to extend further subject to purchasers requirements and the necessary planning permissions. The property is nicely set back from the minor road through the village in a much sought after and highly desirable residential area.

To the front are lawned gardens with a central flagged pathway to the front door which then proceeds down the southern side to go round to the rear of the property. To the front are low level brick ornamental walls topped with post and picket fencing with a central gate. The side of the property leads down to a gated access into the rear garden where there is an elevated laid Indian stone patio with steps down to the good sized lawned rear garden which has post and panel fencing hedging to the boundaries. A path leads through the lawned garden to low level ornamental walls, with steps down to a good area of hardstanding with additional chippings area to side which would provide parking for two vehicles and also gives access to the detached concrete section garage. The garage enjoys vehicular access to the rear and there would be scope to provide a bigger garage subject to requirements and necessary PP's.

Internally the property enjoys UPVC sealed unit double glazing and gas fired central heating. It is immaculately presented throughout and must be viewed to be appreciated. It enjoys quality fitted kitchen and bathroom together with recently installed combi boiler. It has scope for various residential layouts and early inspection is highly recommended.

ACCOMMODATION

In under covered entrance, up quarry tiled step and through UPVC sealed unit double glazed front door with upper etched glass ornamental panels into:

Entrance Hall

2.44m x 2.44m (8' x 8')

Stripped, polished and stained floor with inset matwell. Stairs to first floor. Centre light point. BT Openreach TV and internet point. Understairs store cupboard. Door to:

Downstairs Cloakroom

1.27m x 1.01m (4'2" x 3'4")

With half tiled walls. Centre ceiling light point. Concealed cistern WC. Unit inset wash basin with mixer tap and cupboard storage beneath.

Sitting Room

5.13m x 3.62m (16'10" x 11'11")

With a continuation of the stained and polished wood floor. Central chimney breast with natural Yorkshire stone flagged hearth and a Coalbrookdale wood burning stove. Chimney breast alcove built in shelving for TV, DVD etc. Two centre ceiling light points. Double radiator. TV point. Stained and polished french doors lead into:

Living Room

3.25m x 6.32m (10'8" x 20'9")

Nicely delineating into sitting and dining areas with each area enjoying the benefit of centre light point.

Sitting area has coved ceiling, double radiator. TV point.

Dining area has two wall light points and picture window overlooking rear garden with low level double radiator beneath. Laid wood laminate floor throughout this room.

Door through into:

Kitchen

4.90m x 3.32m (16'1" x 10'11") max

Inset ceiling light spots. Superb light oak kitchen with quality fitted light oak kitchen with granite effect work surfaces incorporating 1 ½ bowl single drainer Astracast sink unit with Franke tap over. Built in Indesit range cooker with six ring schott ceran electric hob with double oven, separate grill and warming chamber beneath. Tiled splashbacks. Quality glass and brushed steel extractor over hob. Space and plumbing for washer. Built in AEG dishwasher. Space for fridge freezer. Unit matched boiler cupboard housing Potterton titanium combination condensing gas fire central heating boiler. (18 months old). UPVC sealed unit double glazed door out to rear with upper etched glass panels.

From the Hallway are

Stairs to First Floor

Richard Burbridge staircase with light oak balustrade with brushed steel spindles. Picture window on half landing. Light point over stairwell.

Main Landing

4.52m x 0.91m (14'10" x 3')

With light point. Attic access.

Bedroom No. 1(front)

3.66m x 3.52m (12' x 11'7")

With overbed light pull. Centre light point. Low level radiator.

Bedroom No. 2(rear)

3.73m x 3.60m (12'3" X 11'10") max

Including black glass fronted fitted wardrobes. Light point. Double radiator. TV point. Views overlooking rear garden.

Bedroom No.3

3.22m x 2.74m (10'7" x 9')

With centre light point. Double radiator.

Bathroom / Shower Room

2.81m x 2.25m (9'3" x 7'5")

Quality white suite comprising corner cubicle with shower panelled walls. Mira Jump electric shower. Curved sliding doors to front. Boutique bath with mixer tap and shower attachment. Matching duoflush WC. Unit inset wash basin with drawer storage beneath and mixer tap. White tiled walls. Radiator. Inset light spots. Tile effect floor. Two windows.

Gardens

To the front there are lawned gardens with a central flagged pathway to the front door which then proceeds down the southern side to go round the property. The property faces west to the rear, east to the front. Also to the front are low level brick ornamental walls topped with post and plank fencing with a central gate. The side of the property leads down to a gated access into the rear garden where there is an elevated Indian stone patio with steps down to the lawned rear garden with post and panel fencing to the left side and hedging to the right. Path leads through the lawned garden to low level ornamental walls, steps down to a good area of hardstanding with additional chippings area to side which would provide overall parking for two vehicles.

Garage

Concrete sectioned. Up and over door to the rear. Light and power.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

SERVICES

Mains Water, Electricity, Gas and Drainage.

TENURE

Freehold with Vacant Possession upon Completion.

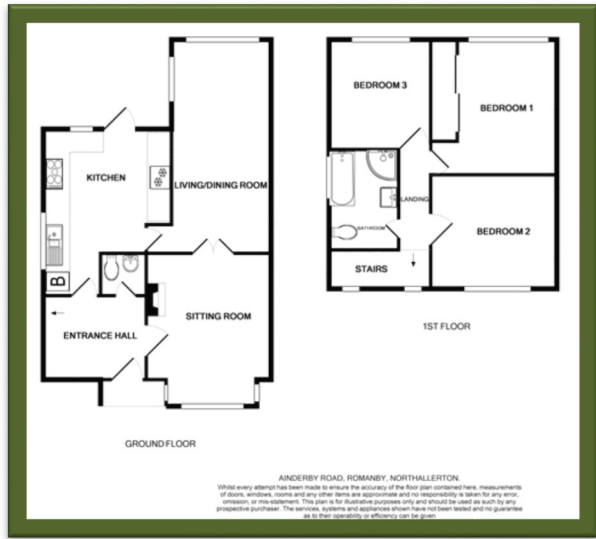
LOCAL AUTHORITY

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

COUNCIL TAX BAND

We are verbally informed by Hambleton District council that the Council Tax Band is **C**. The current annual charge is **£1493.82**





COMMITMENT

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- 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.