

S.4712

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

**FARNDON RISE, HAREWOOD LANE**  
**ROMANBY, NORTHALLERTON DL7 8BQ**



**A Particularly Well Laid Out & Generously Proportioned, Immaculately Presented 4-Bedroomed Detached Bungalow Residence on Good Sized Plot in Sought After, Highly Desirable & Quiet Residential Location Close to local Village Amenities**

**UPVC Sealed Unit Double Glazing**  
**Gas Fired Central Heating**  
**Quality Fitted Kitchen & Bathroom**

**Particularly Attractive Gardens to Front & Rear**  
**Hardstanding for Four Vehicles**  
**Walking Distance of Village & Town Amenities**

**Price: Offers in the Region of £330,000**

# Farndon Rise, Harewood Lane, Romanby, Northallerton DL7 8BQ

## 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
Catterick	16 miles	Leeds	40 miles

(All distances are approximate)

**Farndon Rise** is situated on Harewood Lane at Romanby, 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 within the Northallerton catchment area.

There are local secondary schools in Northallerton, Thirsk, Bedale, Richmond and Stokesley. 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

**Farndon Rise** at Harewood Lane is situated close to the junction with Ainderby Road, a quiet road leading out of Romanby towards the A.684, whilst Harewood Lane leads up to Boroughbridge Road providing quick access to Ripon and all routes south.

The property is accessed up a private tarmac road, unadopted road which gives access to this and a couple of other properties. The property is accessed then through twin brick pillars with twin five bar gates. To the front the property has a brick wall behind which are mature shrub borders, and the property is south facing. There is a tarmac driveway and hardstanding with a turning area offering hardstanding and parking for four vehicles. The front garden is principally laid to lawn with deep, mature shrub border at the front and side. There is a gated access to the rear and the boundaries are post and plank and post and panel. To the rear the property enjoys a particularly attractive well laid out garden which forms a particular backdrop to the property and briefly comprises block paved sitting area and patio which proceeds across the back of the property and opens out onto lawned gardens with attractive

shrub borders, hedged boundaries, water feature and pond. A central archway with climbers and hedging gives access to additional areas of lawn together with pergola. Nicely screened within the rear garden is a useful recessed chippings area with greenhouse and shed which is screened behind fencing and hedging.

Internally the property enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating. It has particularly well laid out and spacious, generously proportioned 4-bedroomed accommodation which is offered immaculately presented by the present owners. Of particular note are the very light and airy sitting room, quality fitted kitchen and bathroom, four good sized bedroomed offering scope for varying residential layout and all complimented by a double glazed conservatory to the rear.

The offering of Farndon Rise at Harewood Lane offers a rare opportunity for the discerning purchasers to acquire a four bedroomed detached bungalow in a quiet yet very accessible position which enjoys a high degree of privacy and is offered in immaculate condition. Early inspection recommended to fully appreciate the property, its position and presentation.

## ACCOMMODATION

Under covered entrance with stained and polished roof over through hardwood double glazed front door with full height etched glass and etched glass light to side with brass door furniture into:

**Entrance Hall**  
**2.30m x 1.85m (7'7" x 6'1") max**

With quality laid wood laminate floor. Coved ceiling. Centre ceiling light point. Telephone point. All the internal doors are solid oak with brushed steel door furniture.

Off the Entrance Hall is:

**Utility Room**  
**2.15m x 1.75m (7'1" x 5'9")**

With a continuation of the quality wood laminate flooring. Good range of beech fronted base and wall cupboards. Granite effect work surfaces with inset single drainer, single bowl stainless steel sink unit with space and plumbing beneath for washer. Space for dryer. Built in wine rack. Flush mounted ceiling light point. Part tiled walls. Radiator. Hardwood upper double glazed opaque glazed panelled door with glazing to side giving access to:

**Conservatory**  
**3.22m x 3.93m (10'7" x 12'11") max**

Tile effect floor. Thermalactic ceiling. On a brick base with UPVC sealed unit double glazed windows. Full height french doors out to rear patio and gardens. TV and power points. Wall light point.

Additionally off the Entrance Hall is:

**Bedroom No. 4 / Work Room**  
**3.86m x 2.49m (12'8" x 8'2")**

With coved ceiling. Centre ceiling light point. Attic access. Presently used for storage and freezer room having been converted from the garage.

**Main Entrance Hall**  
**3.88m x 0.96m (12'9" x 3'2")**

**Inner Hallway**  
**3.88m x 0.96m (12'9" x 3'2")**

Radiator. Coved ceiling. Inset ceiling light spots. Continuation of the quality wood flooring and giving access to:

**Downstairs WC**  
**1.11m x 1.75m (3'8" x 5'9")**

With duoflush WC, pedestal wash basin with mixer tap. Extractor. Light point. Radiator.

**Sitting Room**  
**6.40m x 3.57m (21' x 11'9") max**

Views out over front garden. Coved ceiling. Centre ceiling light point. Central chimney breast with inset living flame gas fire with hardwood mantel shelf over. Full height UPVC sealed unit double glazed french doors out to front garden and driveway. TV point. A nice bright room.

**Kitchen**  
**3.93m x 3.15m (12'11" x 10'4") max**

Accessed from the main hall and has a hardwood double glazed upper etched glass panelled door out to side giving access to the gardens. Howdens kitchen with coloured doors and chrome door furniture. It comprises an attractive and extensive range of base and wall cupboards. Granite effect work surfaces with inset 1 1/2 bowl single drainer stainless steel sink unit with mixer tap over and separate water fountain. Unit inset four ring Siemens schott ceran induction hob with brushed steel and glass Diplomat double oven and grill beneath. Space and plumbing for dishwasher. Unit matched built in fridge. Unit matched glazed fronted shelved display cabinets. Inset ceiling light spots. Extractor over hob. Tiled splashbacks. Radiator. Door through with central glass panel into:

**Dining Room**  
**3.30m x 2.96m (10'10" x 9'9")**

Continuation of the wood floor. Coved ceiling. Centre ceiling light point. Radiator. Leaded glazed window overlooking the front garden. TV point.

Off the Main Hall full height solid oak door into:

**Recessed Inner Hallway**  
**4.42m x 0.96m (14'6" x 3'2")**

With attic access. Inset light tunnel. Inset ceiling light spots. Twin oak doors giving access to linen and boiler cupboard with Veissman combination gas fired central heating boiler with shelved storage around.



**Bedroom No. 3****2.96m x 2.46m (9'9" x 8'1")**

Centre light point. Radiator.

**Bedroom No. 2****2.96m x 4.16m (9'9" x 13'8" max)**

With built in bedroomed furniture comprising double and single wardrobe. Centre ceiling light point. Radiator. Nice views over rear garden.

**Master Bedroom****3.73m x 3.60m (12'3" x 11'10") max**

Overlooking rear garden. Ceiling light point. Coved ceiling. Radiator. Inset ceiling light spots. Built in wardrobes with oak sliding doors to front.

**Bath/Shower Room****2.46m x 2.33m (8'1" x 7'8")**

With tile effect floor. Fully tiled walls. Walk in shower having quality hinged glass door with shower panel walls. Francis Pegler mains shower with extractor and light. White suite comprising panelled with corner mixer tap, duoflush WC, pedestal wash basin with Francis Pegler mixer tap. Wall mounted mirror fronted bathroom cabinet with internal shaver socket and light. Panelled ceiling with inset ceiling light spots. Extractor over shower. Wall height Avoca radiator and towel rail.

**OUTSIDE**

Forming the front of the original garage the majority of which now forms bedroom four, however there would be potential should a purchaser wish to provide garaging and workshop to return these two areas to a good sized garage with workshop to rear.

**Storage Area****2.69m x 1.57m (8'10" x 5'2")**

With extensive shelving, power points and light points. It has been internally blocked at the rear. Presently used as tool store.

**Gardens**

To the front the property has a brick wall behind which are mature shrub borders, and the property is south facing. There is a tarmac driveway and hardstanding with a turning area offering hardstanding and parking for four vehicles. The front garden is principally laid to lawn with deep, mature shrub border at the front and side. There is a gated access to the rear and the boundaries are post and plank and post and panel. To the rear the property enjoys a particularly attractive well laid out garden which forms a particular backdrop to the property and briefly comprises block paved sitting area and patio which proceeds across the back of the property and opens out onto lawned gardens with attractive shrub borders, hedged boundaries, water feature and pond. A central archway with climbers and hedging gives access to additional areas of lawn together with pergola. Nicely screen within the rear garden is a useful recessed chippings area with greenhouse and shed which is screened behind fencing and hedging.

**GENERAL REMARKS & STIPULATIONS****VIEWING:**

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

**TENURE:**

Freehold With vacant possession upon completion.

**SERVICES:**

Mains Water, Electricity, Gas & Drainage.

**LOCAL AUTHORITY:**

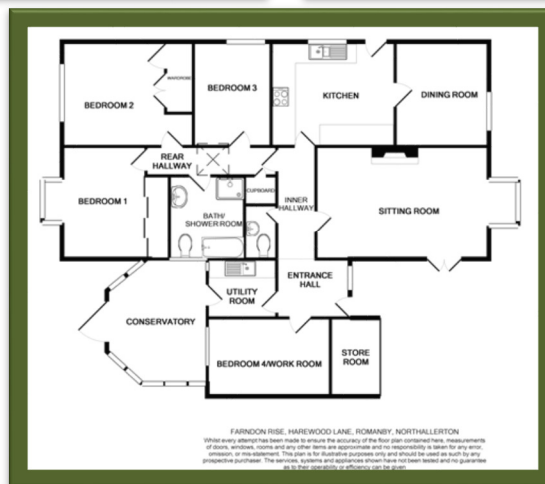
Hambleton District Council, Civic Centre, Stone Cross,  
Northallerton, North Yorkshire – Tel: (01609) 779977.

**COUNCIL TAX BAND:**

The council tax band is **E**. The current annual charge is **£2054.01**.







**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.

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