

S.4739

18 NEWSHAM WAY
ROMANBY, NORTHALLERTON DL7 8HT



A Well Laid Out & Spacious, Generously Proportioned 4-Bedroomed Semi-Detached Family House on Good Sized Plot in Quiet Village Location within Easy Travelling Distance of Excellent Local Amenities

- **Spacious 4-Bedroomed Accommodation**
- **UPVC Sealed Unit Double Glazing**
- **Gas Fired Central Heating**
- **Lawned Gardens to Front & Rear**
- **Extensive Hardstanding – Detached Garage**
- **Scope for Various Residential Layouts**

Offers in the Region of £245,000

18 Newsham Way, Romanby, Northallerton DL7 8HT

SITUATION

A1	6 miles	A19	7 miles
Richmond	15 miles	Bedale	7 miles
Teesside	16 miles	Darlington	17 miles
York	30 miles	Thirsk	7 miles
Catterick	10 miles	Yarm	17miles

18 Newsham Way is very pleasantly and conveniently situated nicely set back from Ainderby Road in a quiet yet accessible residential location. The property is within very easy walking distance of excellent local amenities within Romanby Village whilst a comprehensive range of educational, recreational and medical facilities are available in Northallerton, the County town of North Yorkshire which is within easy walking distance.

The village of Romanby itself enjoys village shop, post office, Church, school and Restaurant, whilst in Northallerton there are amenities extending to primary and secondary schools, good high street shopping, main line train station, renowned local hospital and the property is within walking distance of County Hall, the local doctors surgery, convenient stores in Romanby.

Additional market town shopping is available at Thirsk, Bedale and Richmond and major centres of commerce can be found at Darlington, York, Middlesbrough and Teesside.

The A.1 and A.19 are both within easy reach and offer excellent communications both north and south linking into the main arterial networks of the UK and via the A.66 good routes east and west.

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

The East Coast main line that runs through Northallerton links London to Edinburgh and provides a journey time to London of some 2 ½ hours or thereabouts. Additionally, via the Transpennine line that calls at this station there is direct access to Newcastle, Middlesbrough, Leeds, York, Liverpool, Manchester and Manchester airport.

Romanby and Northallerton lie in an area of particularly attractive countryside which is situated within an hour's travelling distance of the Yorkshire Dales and the 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

Shopping – Market town shopping is available at Northallerton, Bedale, Thirsk, Darlington and Richmond.

The major centres of Teesside, Leeds, Durham and York are all readily accessible.

Hospitals – the Friarage Hospital in Northallerton is a renowned hospital and within close proximity.

Schools – the area is well served by good state and independent schools. The property is within walking distance of Romanby Primary School and is within the Northallerton catchment area for further renowned Primary Schools. Local comprehensive schools can be found at Northallerton, Thirsk, Bedale, Richmond and Stokesley. Independent schools at Polam Hall (Darlington), Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby and Cundall Manor.

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

Walking and Cycling – the area is well served for attractive cycling and walking with some particularly attractive countryside and scenery around the property.

Leisure Centres – Northallerton, Bedale, Richmond and Darlington.

DESCRIPTION

18 Newsham Way comprises a 4-bedroomed semi-detached family house with the upper dormer level enjoying two bedrooms and bath/shower room. Overall the property enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating. The property accommodation is well laid out and spacious, attractively presented and has scope for various residential layouts.

Externally the property enjoys lawned gardens to front and rear with extensive concrete driveway to side offering hardstanding for a number of vehicles, caravan etc. and providing access to the detached garage which is of a good size and is presently used as garage and workshop.

The offering of **18 Newsham Way** represents a rare opportunity to acquire a 4-bedroomed property in a quiet, yet highly accessible and convenient residential location in a good village with excellent transport networks and a good range of local amenities.

Early inspection recommended to fully appreciate the property, its position and potential.

ACCOMMODATION

Up step and through UPVC sealed unit double glazed front door with upper leaded and etched glass panel into:

Reception Hall

5.15m x 2.20m (16'11" x 7'3")

With stairs to first floor. Two centre ceiling light points. Built in understairs storage cupboard (5' x 2'7") with shelving. Radiator. Telephone point. From hall into:

Sitting Room

5.08m x 3.66m (16'8" x 12') max into chimney breast alcove recesses

Central chimney breast with a wall mounted Robinson Willey Firecrown Super 5 gas fire. Windows to two sides. Coved ceiling with centre ceiling rose and light point. Two wall light points. Chimney breast alcove recesses one with a fitted bench. Two and Sky points. Low level double radiator to front window and further double radiator. Opaque glazed sliding door through into:

Dining Room

3.66m x 2.38m (12' x 7'10")

With coved ceiling. Centre ceiling light point. Radiator. Sliding opaque glazed door into:

Kitchen

3.15m x 3.15m (10'4" x 10'4")

With small recess for side door which is upper etched panel UPVC sealed unit double glazed giving access out to driveway and garden. An attractive range of oak fronted base and wall cupboards. Granite effect work surfaces with inset single drainer 1 ½ bow moulded sink unit with quality mixer tap over. Space and plumbing for dishwashing or washing machine. Space for electric cooker with under matched extractor over. Fully tiled splashbacks. Unit matched leaded glass fronted display cabinet. Built in fridge. Coved ceiling and centre ceiling light point. Radiator.

From the Entrance Hall is:

Bedroom No. 4

2.84m x 3.20m (9'4" x 10'6")

With a recessed fitted wardrobe with mirror fronted doors. Centre ceiling light point. Radiator.

Bedroom No. 3

3.37m x 3.20m (11'1" x 10'6")

With built in wardrobe with mirror fronted sliding doors. Centre ceiling light point. Radiator. Sky and telephone points. Full height sliding double glazed patio doors out to rear patio and gardens.

Downstairs WC

1.64m x 0.76m (5'5" x 2'6")

With duo flush WC and ceiling light point. Extractor fan.

Utility Room

1.83m x 1.64m (6' x 5'5")

Previously downstairs bathroom converted to utility. Presently has a fitted base unit with inset single drainer, single bowl stainless steel sink unit. Tiled splashback. Wall mounted cabinet. Ceiling light point. Ceiling mounted extractor. Space and plumbing for washing machine. Space for fridge freezer. Space for additional under unit appliance.

From the Hallway:

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

First Floor Landing

3.10m x 1.57m (10'2" x 5'2")

With centre ceiling light point. Radiator. Emergency window to rear which is double glazed. Built in airing cupboard housing lagged cylinder and immersion heater.

Master Bedroom

4.39m x 3.20m (14'5" x 10'6")

With a fitted range of bedroom furniture comprising numerous wardrobes, chest of drawers and dressing table. Overbed lighting. Telephone point. Coved ceiling with inset ceiling light spots.

Bedroom No. 2

4.23m x 3.30m (13'11" x 10'10")

With gable end picture window. Double radiator. Ceiling light point. Built in wardrobe. Extensive under eaves storage. Overbed lighting. Sky point.

Bath/ Shower Room

3.15m x 2.20m (10'4" x 7'3")

with suite comprising fully tiled shower cubicle with a Triton T80z electric shower. Inset ceiling light spots and extractor over shower cubicle with sliding doors. Coloured suite comprising corner shell edged bath, matching pedestal wash basin and WC. Half tiled walls to remainder of room. Radiator. Inset ceiling light spots. Wall mounted Vortex extractor fan.

OUTSIDE

In through stone pillars with wrought iron gates onto concrete hardstanding running down the side of the property giving access to the detached garage and offering hardstanding for approximately four vehicles. The front garden is laid to lawn with low level ornamental walls around with post and plank division with next door to the one side with post and rail on the other.

At the rear the garden opens out onto a lawned garden with a raised flagged patio. Post and panel and post and plank fencing. Gated access in.

Detached Garage

7.62m x 2.66m (25' x 8'9") overall

Brick built with clay tile roof. Up and over door to front. UPVC sealed unit double glazed pedestrian door to side. Two double glazed windows. The front part of the garage is for garaging and the rear half is a workshop etc. Extensive under eaves storage. Light and power. Fitted units to rear.

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment through Northallerton Estate Agency – Tel: (01609) 7711959.

TENURE

Freehold with Vacant Possession upon Completion.

SERVICES

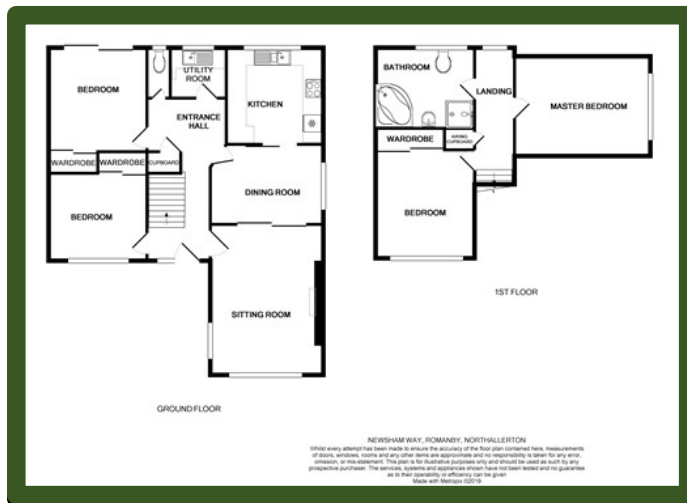
Mains Water, Electricity and Drainage. Oil fired central heating.

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

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.

N252 Printed by Ravensworth 01670 71330

CHARTERED SURVEYORS, AUCTIONEERS, VALUERS AND ESTATE AGENTS
T.W. Pennington B.S.c. (Hons), M.R.I.C.S.