

S.4752

Northallerton
Estate
Agency 

45 AINDERBY ROAD
ROMANBY, NORTHALLERTON DL7 8HF



An Immaculately Presented, Recently Refurbished Substantial 3-Bedroomed Semi-Detached Family House in Much Sought-After Village Location on Substantial Plot with Scope for Extension and within easy Distance of Excellent Local Amenities

- Spacious 3-Bedroomed Accommodation
- Completely Refurbished Throughout
- Quality Fitted Kitchen & Bathroom
- New Gas Fired Central Heating System
- Lawned Gardens to Front & Rear
- Detached Brick Built Garage

Offers in the Region of £265,000

OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

45 Ainderby Road, Romanby, Northallerton DL7 8HF

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

The property comprises a completely refurbished, substantial 3-bedroomed semi-detached brick built and rendered with clay pantile roof family house with newly fitted gas fired central heating and UPVC sealed unit double glazing.

Internally the property has been updated and refurbished by the present owners to a high standard to include new floor coverings throughout, new quality fitted kitchen and bathroom, landscaped grounds, internal rewire and replumb, heating system etc, offered in immaculate condition and newly decorated throughout.

Externally the property enjoys lawned garden to front with block hardstanding to the front and leading past the property to the detached garage. To the rear is an Indian stone flagged patio opening out onto substantial lawned garden which enjoy post and plank fencing backed with hedging. The property stands on a good sized, substantial plot which could and would subject to purchasers' requirements accommodate a larger property and there is tremendous scope to extend to side, rear and upwards.

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

Offered chain free and available for early completion.

ACCOMMODATION

In under covered entrance up step through composite front door with upper etched and leaded glass panels into:

L Shaped Entrance Hall
2.76m x 2.20m (9'1" x 7'3") max overall

With wood laminate floor. Stairs to first floor. Ceiling light point. Double radiator. Door to understairs storage cupboard which houses a Worcester Greenstar 28 dci compact condensing combi boiler.

Off the Hallway is door to:

Downstairs WC**2.13m x 0.86m (7' x 2'10")**

Wood laminate flooring. Duoflush WC. Slimline unit inset wash basin with mixer tap over and cupboard storage beneath. Wall mounted brushed steel towel rail. Ceiling inset Ventaxia extractor. Ceiling light point.

Door from Hallway into:

Kitchen / Diner**6.45m x 3.37m (21'2" x 11'1")**

Nicely delineated into kitchen and dining areas with the kitchen area having a newly installed quality fitted kitchen enjoying granite work surfaces. The kitchen comprises an extensive range of soft close base and wall cupboards, granite work surfaces with an inset 1 ½ bowl enamelled sink with mixer tap. Unit inset five ring electric induction hob. Built in Bosch brushed steel and glass oven and combination microwave. Extractor over hob. Unit matched inset AEG dishwasher, fridge and freezer. Inset ceiling light spots.

The dining area has double radiator. Full height French windows out to rear patio and gardens. Chimney breast with hardwood main beam mantel shelf over and an Indian stone hearth suitable for wood burning stove. Chimney above with scope for

connection subject to purchasers' requirements and separate negotiation. Wood laminate floor. Archway through to:

Sitting Room**3.57m x 3.12m (11'9" x 10'3")**

Continuation of the laminate flooring. Double radiator. Ceiling light point. Former chimney breast. TV point.

Stairs to First Floor with a stained and polished mahogany balustrade with painted spindles leading up past half landing with picture window looking out to front elevation. Proceeding on a second turn up to the first floor.

First Floor Landing**2.66m x 0.91m (8'9" x 3')**

With attic access. Overstairs

light point. Door to:

Bedroom No.**3.62m x 3.17m (11'11" x 10'5")**

With double radiator. Ceiling light point.

Bedroom No.**3.15m x 3.17m (10'4" x 10'5")**

Ceiling light point and double radiator.

Bedroom No.**3.15m x 2.10m (10'4" x 6'11")**

Ceiling light point. Radiator.

Bathroom**2.05m x 1.93m (6'9" x 6'4")**

Laminate flooring. Shower panelled walls to two sides. White suite comprising panelled bath with thermostatic mains bar shower over with drench shower head and separate shower attachment. Fitted glass shower screen. Unit inset wash basin with cupboard storage beneath and mixer tap. Slimline cistern Duoflush WC. Flush mounted ceiling light point. Ventaxia extractor. Wall mounted full height chrome heated towel rail.

Gardens

Externally the property enjoys lawned garden to front with block hardstanding to the front and leading past the property to the detached garage. To the rear is an Indian stone flagged patio opening out onto substantial lawned garden which enjoy post and plank fencing backed with hedging.

Detached Garage**4.57m x 3.05m (15' x 10')**

Brick built with a clay tile roof. Up and over door to front, pedestrian door to side and window.

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. Gas 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.

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