

S.4766

11 ST CUTHBERTS DRIVE
ROMANBY, NORTHALLERTON DL7 8JF



**A Traditional, Well Laid Out 3-Bedroomed Semi-Detached Family House in Quiet Accessible
& Sought After Village Location within Easy Travelling Distance of Excellent Local
Amenities**

- Well Laid Out 3-Bed Accommodation
- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Gardens to Front & Rear - Hardstanding
- Scope for Updating & Modernisation
- Detached Garage

Offers in the Region of £155,000

OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

11 St Cuthberts Drive, Romanby, Northallerton DL7 8JF

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 | 17 miles |

11 St Cuthberts Drive, is very pleasantly and conveniently situated nicely set back from Chantry 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

11 St Cuthberts Drive, Romanby comprises a brick built with clay tile roof 3-bedroomed semi-detached traditional family house enjoying the benefit of UPVC sealed unit double glazing and gas fired central heating. At the front the property is part tiled rendered to the upper storey.

The property is approached from the front onto tarmac driveway and hardstanding leading down to a detached garage and offering hardstanding for three cars. The front garden enjoys a hedged boundary behind which is a part flagged shrubbery and main front lawn with shrubbery to side. To the side of the property are twin wrought iron gates giving access into the rear providing a further car parking space and access to the garage. The rear garden is flagged adjacent to the property and has a low-level ornamental wall with step up to the main rear garden area which is lawned with post and panel fencing some of which enjoys hedging to front. Outside tap.

Internally the property is well laid out in a traditional 3-bedroomed set up with on the ground floor sitting room, dining room and separate kitchen. Whilst on the first floor the property has two double bedrooms and a single bedroom together with a house bathroom.

The property is nicely presented at present but has scope for updating and modernisation together with potential for extension subject to purchasers' requirements and any necessary planning permissions.

The offering of **11 St Cuthberts Drive, Romanby** offers a good opportunity to acquire a 3-bedroomed traditional semi-detached family house in a quiet yet very accessible location within walking distance of good amenities and schooling and access to the local countryside whilst enjoying excellent access to major transport networks.

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

ACCOMMODATION

In under covered entrance with a quarry tiled floor and in through UPVC sealed unit double glazed front door with central opaque coloured and leaded glass light. Opaque glazed light to side leading into:

ACCOMMODATION

Entrance Hall

3.52m x 1.88m (11'7" x 6'2")

With coved ceiling. Centre ceiling light point. Radiator. Telephone point. Stairs to first floor. Lower level door to understairs store cupboard. Multi paned inner door to:

Sitting Room

3.10m x 3.91m (10'2" x 12'10")

Coved ceiling. Centre ceiling rose and light point. Double radiator. Central chimney breast with cut marble surround, mantel shelf and hearth and an inset electric fire. Chimney breast cupboard storage with shelved storage above. TV point. Archway through to:

Dining Room**3.27m x 2.69m (10'9" x 8'10")**

Coved ceiling. Centre ceiling rose and light point. Low level double radiator with full height UPVC sealed unit double glazed French door out to rear patio and gardens with double glazed window to side. Door to:

Kitchen**3.42m x 2.28m (11'3" x 7'6")**

Multi paned door from the hallway. Coved ceiling. Centre ceiling light point. Fitted kitchen comprising range of base and wall cupboards. Laminate work surfaces within inset single drainer single bowl stainless steel sink unit. Unit inset Cata four ring electric hob with Cook & Lewis glass fronted oven and grill beneath. Space and plumbing for washing machine. Space for fridge freezer. Tiled splashback. Pedestrian door out to rear with upper etched glass panel leading out to rear garden. Clear glass window to side providing for a nice degree of natural light.

Stairs to First Floor have painted balustrade to side with additional wall mounted unstained pine balustrade to the other side leading up to:

First Floor Landing**2.25m x 1.93m (7'5" x 6'4")**

With coved ceiling. Centre ceiling light point. Attic access. Picture window to side.

Bedroom No. 3**3.17m x 1.95m (10'5" x 6'5") max**

With coved ceiling. Centre ceiling light point. Radiator. Built in overstairs store cupboard enjoying cloaks hanging rail and shelved storage.

Bedroom No 1**4.06m x 3.07m (13'4" x 10'1")**

Coved ceiling. Centre ceiling light point. Double radiator.

Bedroom No. 2**3.27m x 3.05m (10'9" x 10')**

Coved ceiling. Centre ceiling light point. Double radiator. Views onto rear garden.

Bathroom**1.88m x 1.93m (6'2" x 6'4")**

With white suite comprising panelled bath, fully tiled around with a wall mounted Aqualiser mains shower and pivoting glass shower screen. Matching pedestal wash basin and WC. Wall mounted heated towel rail. Coved ceiling. Centre ceiling light point. Wall mounted shaver socket and mirror.

Garage**7.42m x 3.40m (24'4" x 11'2") max**

Brick built with a Monopitch roof. It has an up and over Henderson door to front. Pedestrian door to side. Concrete floor. One end given over to work benches. Light and power.

GARDENS

The front garden enjoys a hedged boundary behind which is a part flagged shrubbery and main front lawn with shrubbery to side. To the side of the property are twin wrought iron gates giving access into the rear providing a further car parking space and access to the garage. The rear garden is flagged adjacent to the property and has a low-level ornamental wall with step up to the main rear garden area which is lawned with post and panel fencing some of which enjoys hedging to front. Outside tap.

GENERAL REMARKS & STIPULATIONS**VIEWING**

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

TENURE

Freehold with Vacant Possession upon Completion.

SERVICES

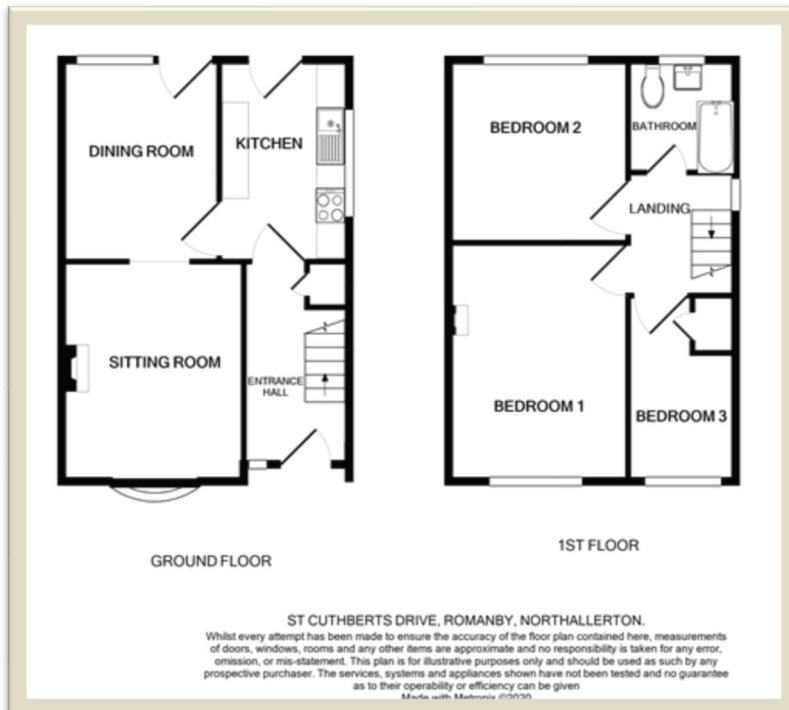
Mains Water, Electricity and Drainage. Oil fired central heating.

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

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- 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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