

S.4781

**16 FARNDALE AVENUE  
ROMANBY, NORTHALLERTON DL7 8SN**



**A Well Laid Out, Spacious, Immaculately Presented 3-Bedroomed Detached Modern Family House on Nice Sized Plot in Quiet Location within Easy Walking Distance of Excellent Village & Town Centre Amenities**

- Spacious 3-Bedroomed Accommodation
- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Quality Double-Glazed Conservatory to Rear
- Attractive Quality Fitted Kitchen & Bathrooms
- Gardens to Front & Rear

**Price: Offers in the Region of £235,000**

# 16 Farndale Avenue, Romanby, Northallerton DL7 8SN

## 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

**16 Farndale Avenue** is very pleasantly and conveniently situated nicely set back from Boroughbridge Road in a quiet yet accessible sought-after residential location with good views out across to the cricket ground. The property is within very easy walking distance of excellent local amenities within Romanby Village and on Boroughbridge Road 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 on Boroughbridge Road there is a service station with convenience store together with doctors surgery with adjacent convenient store, 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.

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

**16 Farndale Avenue** comprises a brick built with clay pantile roof 3-bedroomed detached family house of character and distinction which enjoys a pleasant position and attractive views out across to the cricket field. The property is UPVC sealed unit double glazed and gas fired central heated and has under the present ownership has enjoyed the installation of a wood burner to the sitting room together with quality substantial double-glazed conservatory to the rear.

Externally the property enjoys tarmac driveway and hardstanding for a number of vehicles with a central gated access and giving access to the detached garage. The front garden is gravelled with attractive rockery borders with a host of attractive shrubs and rockery plants. The property is approached over flagged pathway to the front door and steps up under a covered verandah. To the rear the property enjoys an attractive rear garden with a flagged patio and seating area, a main area of lawn with central shrubbery and water feature. The gardens enjoy well stock shrubberies and borders and has post and plank fencing offering a high degree of privacy. The rear gardens provide a very nice backdrop to the property.

Internally the accommodation is well laid out and spacious with on the ground floor sitting room with wood burner, quality fitted dining kitchen and quality double glazed conservatory to rear. On the first floor there are two good double sized bedrooms and a third being a single with the master bedroom enjoying the benefit of an en suite shower room with mains shower. The first floor is completed with an attractive fitted bathroom.

The offering of **16 Farndale Avenue** represents a rare opportunity to acquire a substantial 3-bedroomed detached property in a quiet yet highly accessible and convenient residential location close to good village amenities with excellent transport networks and within walking distance of Northallerton Town Centre. Early viewing recommended.

## ACCOMMODATION

In through UPVC sealed unit double glazed door with upper etched and leaded glass panel.

In through UPVC sealed unit double glazed door into:

**Entrance Hall**  
**1.57m x 1.45m (5'2" x 4'9")**

With attractive Karndene wood effect floor. Coved ceiling. Centre ceiling light point. Radiator. Stairs to first floor. Solid oak door through into:

**Sitting Room**  
**4.74m x 4.03m (15'7" x 13'3") max**

Continuation of the floor. Coved ceiling. Centre ceiling light point. Feature fireplace comprising cut stone surround with a marble hearth and cut stone mantel shelf. Hearth mounted Chesneys wood burning stove. Doble radiator. TV and telephone point. Solid oak door through into:

**Dining Kitchen****5.03m x 3.12m (16'6" x 10'3")**

Nicely delineated into kitchen and dining area with the kitchen enjoying an attractive range of base and wall cupboards. Granite effect work surface with inset single drainer, 1 ½ bowl coated sink unit with mixer tap over. Unit inset NEFF four ring gas hob with a NEFF electric oven and grill beneath. Space and plumbing for washer. Tiled splashbacks. Extractor over hob. Built in fridge and NEFF dishwasher with unit matched doors to front. Laid wood floor. Ceiling light point. Wall mounted Potterton Precision gas fired condensing boiler.

Dining Area with door to understairs store cupboard. Double radiator. Full height sliding patio doors out to:

**Conservatory****4.77m x 2.89m (15'8" x 9'6") max**

With laid wood laminate floor. Glazing to three sides on a brick base with a clear glass ceiling. Double radiator. Numerous power points. French door to side giving access from the driveway. Twin French doors to the rear giving access to patio and gardens. Wall light point.

From the Hallway are

**Stairs to First Floor** with fitted balustrade leading up to:

**First Floor Landing****2.05m x 2.89m (6'9" x 9'6") max**

With attic access. Centre ceiling light point. Radiator. Coved ceiling. Access to:

**Bedroom No. 2 (Rear)****2.86m x 2.79m (9'5" x 9'2")**

Centre ceiling light point. Radiator.

**Master Bedroom****3.50m x 2.86m (11'6" x 9'5") max**

With centre ceiling light point. Radiator. Door though to:

**En Suite Shower Room****2.86m x 0.91m (9'5" x 3')**

With fully shower cubicle having a Mira 88 mains shower. Pivoted glass door to front. Pedestal wash basin with tiled splashback. Shaving socket to side. Low level WC. Radiator. Ceiling light point. Greenwood Airvac extractor fan.

**Bedroom No. 3****2.44m x 2.05m (8' x 6'9")**

Ceiling light point. Radiator. Built in overstairs wardrobe and adjacent three drawer chest of drawers. Nice views over the cricket field.

**Bathroom****2.05m x 1.70m (6'9" x 5'7")**

With white suite comprising panelled bath with mixer tap and shower attachment over. Pivoted shower screen. Fully tiled around with half tiling to rear wall. WC and a pedestal wash basin. Flush mounted ceiling light point. Wall mounted Greenwood Airvac extractor fan. Low level radiator.

**Detached Garage****2.54m x 5.61m (8'4" x 18'5")**

Brick built with clay tile roof. Up and over door to front. Upper etched glass panel pedestrian door to side gaining access from the garden. Concrete floor. Beamed ceiling with centre light point. Power points.

**Gardens**

The property enjoys tarmac driveway and hardstanding for a number of vehicles with a central gated access and giving access to the detached garage. The front garden is gravelled with attractive rockery borders with a host of attractive shrubs and rockery plants. The property is approached over flagged pathway to the front door and steps up under a covered verandah. To the rear the property enjoys an attractive rear garden with a flagged patio and seating area, a main area of lawn with central shrubbery and water feature. The gardens enjoy well stock shrubberies and borders and has post and plank fencing offering a high degree of privacy. The rear gardens provide a very nice backdrop to the property.

**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 and Gas central heating.

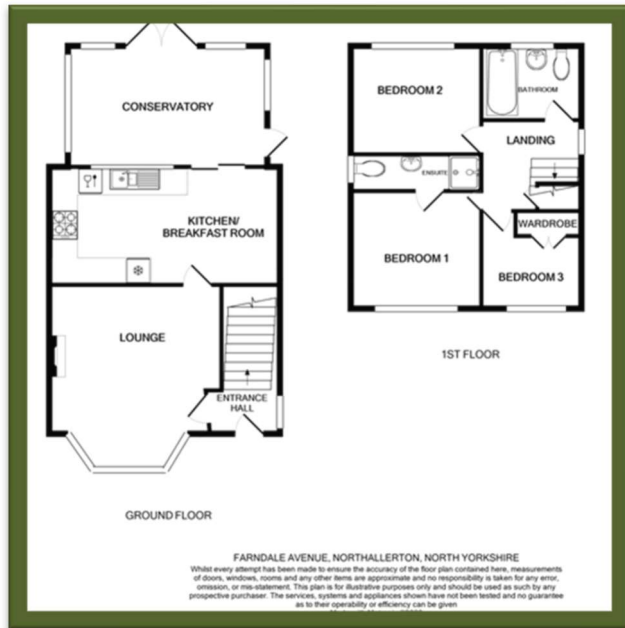
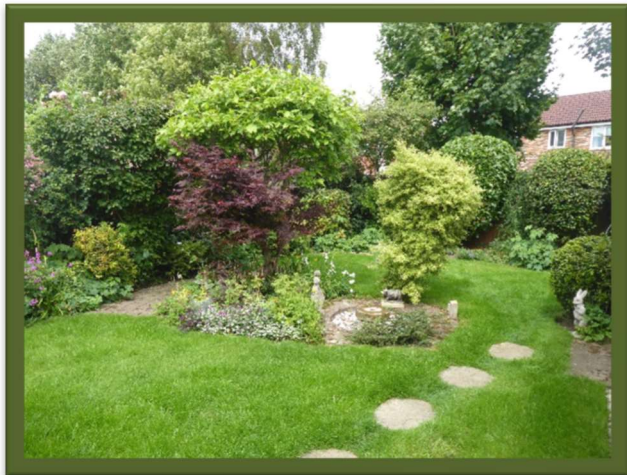
**LOCAL AUTHORITY**

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 **D**. The current annual charge is **£1843.68**.







**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.

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