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

**11 BRANSDALE AVENUE**  
**ROMANBY, NORTHALLERTON DL7 8FY**



**An Immaculately Presented, Three Bedroomed Extended Detached Family House in Desirable Residential Location Within in Walking Distance of Excellent Local Amenities**

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating / Solar Panelling
- Open Plan Kitchen, Dining & Seating Area
- Quality Fitted Kitchen & Bathroom
- Gardens to Front & Rear
- Close to Good Local Amenities

**Offers in the Region of £250,000**

# 11 Bransdale Avenue, Romanby, Northallerton DL7 8FY

## SITUATION

A.1	7 miles	Thirsk	7 miles
A.19	6 miles	Darlington	15 miles
York	30 miles	Teesside	16 miles
Yarm	15 miles	Richmond	14 miles
Catterick	10 miles	Ripon	15 miles

(All distances are approximate)

**Bransdale Avenue** is quietly and very conveniently situated off Fardale Avenue which is accessed off Boroughbridge Road and represents a much sought after and highly desirable residential area and within easy walking distance of good local amenities in Romanby Village and Northallerton Town Centre.

The property itself lies within easy walking distance of Northallerton, County Hall, the local Doctors Surgery and local minimarket on Boroughbridge Road and the main line Railway Station which is on the East Coast mainline and links London to Edinburgh and brings London within 2 ½ hours commuting time.

The A.1 and A.19 trunk roads are both within easy reach and offer good communications both north and south, linking into the main arterial roadways of the UK.

International Airports can be found at Durham Tees Valley (30 minutes), Newcastle, Leeds/Bradford and Manchester.

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

**Shooting & 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 and North Yorkshire Dales and close to local rivers and ponds.

**Racing** – Thirsk, York, Ripon, Catterick, Sedgefield, Beverley and Doncaster.

**Golf** – Romanby (Northallerton), Thirsk, Bedale, Catterick, Darlington and Masham

**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.

**Walking & Cycling** – the area is well served for attractive walking and cycling 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.

## DESCRIPTION

The property comprises an extended, three bedroomed detached family house on good sized plot in quiet, accessible and desirable residential area within walking distance of excellent local amenities, Railway Station etc. The property is brick built with clay pantile roof; it is rendered to the upper storey at front and enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating and solar panelling.

Internally it is well laid out and spacious and immaculately presented and has benefited from a thoughtful and superbly completed extension to the rear opening up the kitchen to a larger kitchen diner with separate sitting area which enjoys the benefit of velux roof light, wood burning stove and full height double glazed patio doors out to rear patio and garden. On the first floor the property enjoys three good sized bedrooms with the master enjoying En suite facilities.

The property is approached to the front is a tarmac driveway giving hardstanding for two vehicles and giving access to the attached garage. The block paved walkway around to the front door also proceeds across the front to the side access gate, the front garden is laid to lawn. Through the side access gate is a flagged pathway to the rear with an outside tap. At the rear is a gravelled pathway with a good sized irregular shaped lawned garden with circular patio to one side together with nicely stocked borders adjacent to the patio. The rear garden enjoys a high degree of privacy due to quality fencing and hedged boundary at the rear. The rear of the property also has an outside power supply and tap. The attached garage provides good storage.

The property is offered chain free and early inspection is recommended.

## ACCOMMODATION

Up brick set steps, under covered entrance through UPVC sealed unit double glazed front door with etched and leaded glass panels leading into:

### Entrance Hall 1.57m x 1.34m (5'2" x 4'5")

With a laid wood laminate floor. Centre ceiling light point. Radiator. Stairs to first floor. Window to side. Door to:

### Sitting Room 4.74m x 4.67m (15'7" x 15'4") max into bay

With two double radiators. Coved ceiling. Centre ceiling light point. TV and telephone points. BT Openreach master socket. Continuation of the wood laminate floor. Door through into:

### Living Kitchen

Nicely delineated into kitchen, diner and sitting areas.

### Kitchen 2.81m x 5.00m (9'3" x 16'5")

Enjoying an attractive range of base and wall cupboard. Wood effect work surfaces with inset 1 ½ bowl single drainer, stainless steel Franke sink unit with mixer tap. Unit inset five ring AEG gas hob with brushed steel backplate and extractor over. Under hob AEG electric oven and grill. Stone harlequin tiled splashbacks. Built in Siemens dishwasher with unit matched door to front. Fitted under unit fridge and freezer with unit matched doors. Centre ceiling light point. Worcester Greenstar Ri central heating boiler.

**Dining Area**

With contemporary full height radiator. Door to useful understairs store cupboard with light. Archway through to:

**Sitting Area**

**4.62m x 2.54m (15'2" x 8'4")**

With quality laid wood laminate flooring. Two velux roof lights. Inset ceiling light spots. Glass hearth mounted wood burning stove with internal feature chimney. Radiator. Full height UPVC sealed unit double glazed French doors out via steps down to rear garden.

**Inner Small Hallway**

**0.86m x 1.06m (2'10" x 3'6")**

Gives access to:

**Downstairs WC**

**1.57m x 0.98m (5'2" x 3'3")**

With half tiled walls topped with a contrasting tiled dado rail. Centre ceiling light point. Suite comprising duoflush WC. Wall mounted wash basin with quality mixer tap. Wall mounted mini radiator. Ceiling light point. Extractor fan.

Door from Inner Hallway gives access to:

**Garage**

**8.88m x 2.40m (28'11" x 7'11") narrowing to 1.83m (6')**

With light and power. Up and over door to front. UPVC sealed unit double glazed door to rear giving access out to the garden. Concrete floor. Light and power.

From the Hallway:

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

**First Floor Landing**

**2.08m x 2.76m (6'10" x 9'1") max**

With centre ceiling light. Attic access. Window to side. Airing cupboard housing lagged cylinder and immersion heater.

**Bedroom No. 1**

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

With a laid wood laminate floor. Centre ceiling light point. Radiator. Door through to:

**En Suite Shower Room**

**2.81m x 0.83m (9'3" x 2'9")**

Fully tiled walls incorporating tiled shower cubicle with folding doors to front. Thermostatically controlled mains bar shower with inset extractor and light. White suite comprising pedestal wash basin and duoflush WC. Stone tile effect vinyl floor. Inset ceiling light spots. Mirror fronted bathroom cabinet with shaver light over. Wall mounted chrome heated towel rail.

**Bedroom No. 2**

**2.84m x 2.79m (9'4" x 9'2")**

Centre ceiling light point. Radiator.

**Bedroom No. 3**

**2.46m x 2.08m (8'1" x 6'10")**

With ceiling light point. Radiator.

**Bathroom**

**1.74m x 2.03m (5'9" x 6'8")**

With quality tile effect laminate floor. Fully tiled walls. Inset ceiling light spots. Ceiling extractor and spot over bath with shower end with mains shower over. Unit inset wash basin with useful drawer storage beneath and mixer tap over. Low level WC with duoflush cistern. Wall mounted chrome heated towel rail/radiator.

**Gardens**

To the front is a tarmac driveway giving hardstanding for two vehicles and giving access to the attached garage. The block paved walkway around to the front door also proceeds across the front to the side access gate, the front garden is laid to lawn. Through the side access gate is a flagged pathway to the rear with an outside tap. At the rear is a gravelled pathway with a good sized irregular shaped lawned garden with circular patio to one side together with nicely stocked borders adjacent to the patio. The rear garden enjoys a high degree of privacy due to quality fencing and hedged boundary at the rear. The rear of the property also has an outside power supply and tap. The attached garage provides good storage.

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

By arrangement through Northallerton Estate Agency – tel. no. 01609 – 771959.

**SERVICES:**

Mains water, electricity, drainage, gas.

**TENURE:**

Freehold with Vacant Possession on completion.

**LOCAL COUNCIL:**

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – tel. no. 01609 – 779977.

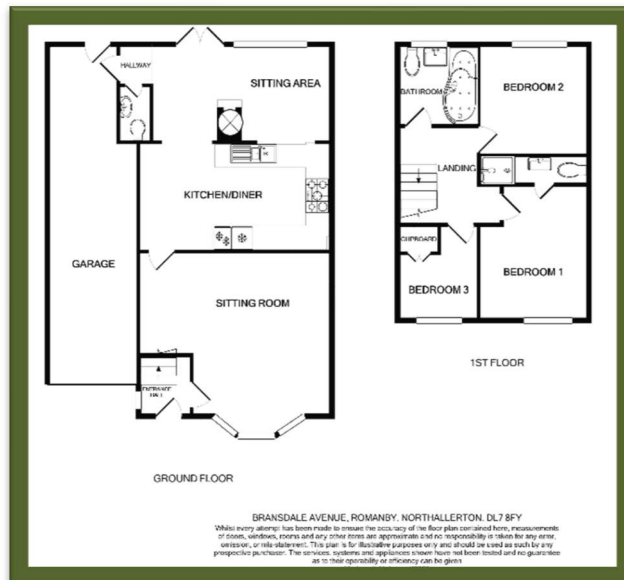
**COUNCIL TAX:**

We are verbally informed by Hambleton District Council that the Council Tax Band is Band C.

**SOLAR PANELLING:**

The solar panelling was installed in 2011 and the Feed in Tariff will continue until 2036. The Vendor is currently receiving @ £660 a year in addition to the savings on his electricity bills.





#### 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.