

S.4844

Northallerton
Estate
Agency 

APPLEJACK COTTAGE

7 AINDERBY ROAD, ROMANBY DL7 8HA



A Very Conveniently Situated, Immaculately Presented Four Bedroomed Terraced Family House in Sought After Village Close to Excellent Local Amenities

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Immaculately Appointed Throughout
- Four Beds with En Suite to Master
- Within Walking Distance of Local Amenities
- Views to Front over Picturesque Village Green

Offers in the Region of: £199,950
OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

Applejack Cottage, 7 Ainderby Road, Romanby, Northallerton DL7 8HA

SITUATION

A1	6 miles	Thirsk	6 miles
A19	8 miles	Leeds	50 miles
Darlington	16 miles	York	30 miles
Teesside	17 miles	Richmond	13 miles
Yarm	17 miles	Catterick	13 miles
Ripon	13 miles	Bedale	6 miles

(All distances are approximate)

Applejack Cottage, 7 Ainderby Road at Romanby is situated in the highly sought-after village of Romanby in a very convenient location, nicely set back from the minor road through the village and with tremendous views over the very attractive Romanby village green. The property situated as it is, is within walking distance of all village amenities and the excellent amenities of the local town of Northallerton which is only a short walk away. The property is ideally situated for access to County Hall, the main line train station and the attractive countryside surrounding the village. Northallerton and Romanby between them enjoy an excellent range of educational, recreational and medical facilities including superb market town shopping in Northallerton, local village amenities extending to shop, churches, public house, primary school and post office.

There are additional market towns with excellent shopping available at Thirsk, Bedale and Richmond whilst the major centres of commerce can be found at Darlington, Teesside, Middlesbrough and York.

The town of Northallerton is complemented by an East Coast Main Line Train Station which runs from London to Edinburgh and brings London within some 2 ½ hours commuting time and additionally provides access via the Transpennine line to Newcastle, Middlesbrough, York, Leeds, Manchester, Manchester Airport and Liverpool.

International Airports can be found at Teesside airport, Newcastle, Leeds/Bradford and Manchester.

Romanby and Northallerton lie in an area of particularly attractive countryside and are situated within easy travelling distance of the North 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 where a host of further leisure activities are to be enjoyed.

AMENITIES

Schools – the area is well served by good state and independent schools and the property is within walking distance of Romanby Primary Schools and is also accessible to the Primary Schools within the Northallerton catchment area. Local comprehensive schools are to be found at Northallerton and Thirsk, Bedale and Stokesley, whilst independent Schools are to be found at Yarm, Teesside High, Ripon Grammar, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

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 a brick built and rendered with clay pantile roof four bedroomed substantial mid terraced cottage nicely set back from Ainderby Road and enjoying tremendous views across the village green. The property enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating. It is superbly appointed internally with quality fitted kitchen, bathroom and en suite to the master bedroom. The property enjoys particularly well laid out and spacious accommodation extending to sitting room, living room with wood burner, large open plan dining kitchen with adjacent dining room/snug or office subject to purchasers requirements whilst on the first floor the property enjoys four good sized bedrooms with the master enjoying a en suite shower room and the three bedrooms sharing a quality fitted bathroom.

Externally the property enjoys to the rear an attractive Indian stone flagged patio with outside tap and post and plank fencing providing a nice degree of privacy, the rear is completed with a useful outbuilding currently divided into two which could subject to purchasers requirements provide for a workshop, storage or subject to planning utilisation as garage.

The offering of Applejack Cottage, 7 Ainderby Road presents a rare opportunity for the discerning purchaser looking for an easily maintained four bedroomed property in a village location within easy reach of excellent local amenities. Offered chain free and available for early completion. Early inspection recommended.

ACCOMMODATION

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

Entrance Hall

3.71m x 1.22m (12'2" x 4')

Tile effect floor. Cornicing and centre ceiling light point. Radiator. Built in louvre door fronted cloaks cupboard with internal hanging hooks and cupboard storage over. Panelled door into:

Sitting Room

4.18m x 4.1m (13'9" x 13'6") max into bay

Radiator. Central chimney breast with quarry tiled hearth on a brick plinth with brick surround and an inset open fireplace suitable for grate/wood burner etc. There is a gas point adjacent to the fireplace. Centre ceiling rose and light point. Yorkshire rose coving. BT Openreach master socket, TV and satellite points.

Concertina upper etched glass door from entrance gives access into:

Generous Living Room

5.56m x 3.47m (18'3" x 11'5")

Enjoying panelled ceiling. Centre ceiling light point. Feature fireplace comprising natural Yorkshire stone hearth with brick surround, backplate and a hearth mounted gas stove with chimney breast alcove shelving to one side, cupboard storage to the other. Original fitted plate rack. Stairs to first floor. Newly carpeted. Door to understairs store cupboard. Archway through with display shelving to:

Dining Room

2.30m x 2.23m (7'7" x 7'4")

With inset ceiling light spots. Velux roof light. Window to rear looking out onto rear yard and storage shed. Painted panel wall to one side with a fitted plate rack. Step up into Dining Kitchen. Also has archway through from the living room.

Dining Kitchen

4.67m x 3.91m (15'4" x 12'10") max narrowing to 3.12m (10'3")

With a newly fitted wood effect floor. Inset ceiling light spots. Attractive beech fronted fitted range of base and wall cupboards with granite effect work surfaces enjoying inset 1 ½ bowl single drainer stainless steel sink unit with quality mixer tap over. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for fridge freezer. Work surface inset four ring Samsung ceramic hob with brushed steel and glass oven and grill beneath. Harlequin tiled splashbacks. Brushed steel extractor over hob. Full height French doors to rear give access out to rear patio, rear access and storage. To either side of the French doors are windows with double radiators beneath.

From the Living Room are Stairs to First Floor

With painted balustrade with exposed beaming to side leading up to half landing. Split staircase to: Main Landing and small secondary one to master bedroom.

Master Bedroom with En Suite

3.76m x 3.88m (12'4" x 12'9") max

Two ceiling light point. Double radiator. Twin windows to either side. Built in polished pine fronted double wardrobe with internal hanging and storage. Stripped polished pine door into:

En Suite Shower Room

1.59m x 1.54m (5'3" x 5'1")

With wood laminate flooring. Centre ceiling light point. Fully tiled shower cubicle with curved sliding door to front. Thermostatically controlled mains bar shower. Half tiled walls to the remainder with a tiled dado rail. White suite comprising duoflush WC, pedestal wash basin. Mirror fronted bathroom cabinet over wash basin. Wall mounted heated towel rail. Wall mounted extractor fan.

Off Half Landing are steps up to:

Main Landing

3.60m x 0.91m (11'10" x 3") plus recess

Giving access to:

Bedroom No. 3

3.50m x 2.66m (11'6" x 8'9")

Coved ceiling. Centre ceiling light point. Radiator. Views across the village green.

Bedroom No. 2

3.86m x 3.50m (12'8" x 11'6")

Centre ceiling rose and light point. Radiator. TV point. Feature chimney breast with ornamental original cast surround with cupboard to side. Mini coved ceiling. Views across the village green.

Bedroom No. 4

3.50m x 2.28m (11'6" x 7'6") plus entrance recess

Beamed ceiling. Ceiling light point. Radiator.

Family Bathroom

2.59m x 1.57m (8'6" x 5'2") with additional recess 1.37m x 1.39m (4'6" x 4'7") overall

Tile effect floor. Centre ceiling light point. Velux roof light. White suite comprising panelled bath, fully tiled around. Fitted pivoted shower screen. Main thermostatically controlled bar shower over bath with drench head and separate shower attachment. Matching duoflush WC and pedestal wash basin with mixer tap. Wall mounted heated towel rail. Built in boiler cupboard housing a Main Eco Elite condensing combi central heating boiler.

OUTSIDE

To the rear is an Indian stone flagged patio extending across the rear and down to the side. Outside tap. Post and plank fencing to one side and brick to the other. Indian stone step up at the rear which then goes onto a concrete pathway adjacent to the outbuildings with a wooden gate giving access out to the rear which is into the adjacent pub car park.

Parking has been traditionally been by permission of the resident landlord which has never been unreasonably withheld but it is by permission.

Useful Outbuildings

3.30m x 1.98m (10'10" x 6'6")

Brick built with a monopitch roof. Could form a useful workshop.

Outbuilding

3.50m x 0.96m (11'6" x 3'2")

Good store which could subject to purchasers requirements and the necessary planning permissions to convert to a garage.

GENERAL REMARKS & STIPULATIONS

VIEWING – By appointment through Northallerton Estate Agency – Tel: (01609) 771959 or linda@northallertonestateagency.co.uk

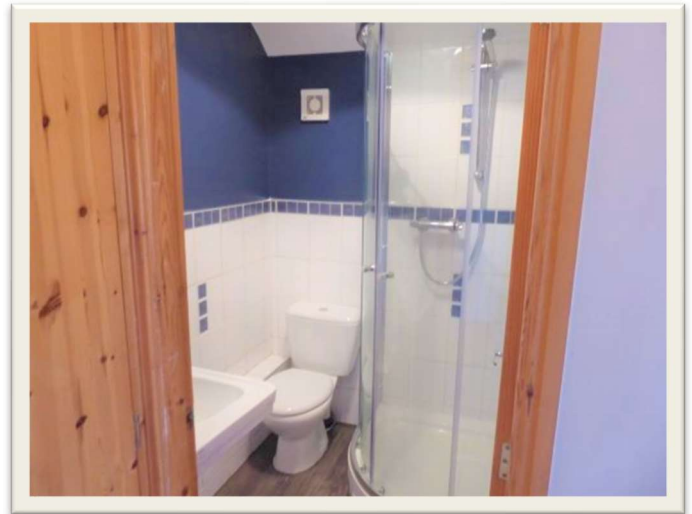
SERVICE - Mains Water, Electricity, Gas and Drainage.

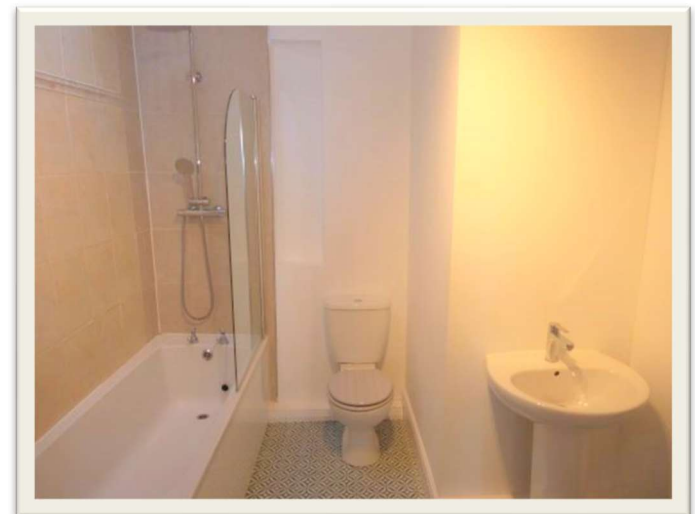
TENURE – Freehold with Vacant Possession upon Completion.

LOCAL AUTHORITY - Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977.

COUNCIL TAX BAND - The council tax band for this property is **B**.

PARKING - Strictly by permission of the resident landlord of the adjacent public house which has never been withheld and if wanting to convert the outbuilding to a garage, permission would be needed for access.





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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