



38 CHANTRY ROAD, NORTHALLERTON

£220,000



Northallerton
Estate Agency



Chantry Road

Northallerton, DL7 8JL

38 CHANTRY ROAD IS A BRICK BUILT, CLAY PANTILE ROOFED, PARTIALLY TILED TO TOP, 3 BEDROOM SEMI-DETACHED TRADITIONAL FAMILY HOME SITUATED ON A GOOD RESIDENTIAL, HIGHLY SOUGHT AFTER AREA OF ROMANBY WITHIN WALKING DISTANCE OF ROMANBY PRIMARY SCHOOL, NORTHALLERTON HIGH STREET AND TRAIN STATION. PROPERTY HAS UVPC DOUBLE GLAZING THROUGHOUT AND GAS CENTRAL HEATING.

- 3 BEDROOM SEMI DETACHED
- GARAGE
- HIGHLY SOUGHT AFTER LOCATION OF ROMANBY

- CONSERVATORY
- WALKING DISTANCE OF NORTHALLERTON HIGH STREET AND TRAIN STATION
- PERFECT FAMILY HOME

ENTRANCE

UVPC DOUBLE GLAZED DOOR WITH CENTRAL LEADED GLASS WHICH PROVIDES A NICE AMOUNT OF NATURAL LIGHT INTO THE ENTRANCE HALL. CEILING LIGHT POINT, PHONE POINT, RADIATOR, STAIRS TO FIRST FLOOR, ETCHED DOOR TO SITTING ROOM.

SITTING ROOM

COVED CEILING, CENTRE CEILING LIGHT POINT, DOUBLE RADIATOR, CHIMNEY BREAST WITH LIGHT BEECH SURROUND AND MANTLE SHELF, CUT GRANITE HEARTH, CAST BACK PLATE, FIREPLACE WITH GAS EFFECT FIRE, TV AND FIBRE POINT, UNDERSTAIRS CUPBOARD, FRENCH DOORS TO DINING ROOM.

DINING ROOM

GOOD QUALITY LAMINATE FLOOR, COVED CEILING, INSET CEILING SPOTLIGHTS, FRENCH DOORS THROUGH TO CONSERVATORY.

CONSERVATORY

WOOD LAMINATE FLOOR, DISPLAY WINDOW LEDGES, GLAZED TO 2 SIDES GIVING GREAT VIEWS TO GARDEN, DOUBLE RADIATOR, TV POINT, WALL MOUNTED LIGHT, FULL HIGHT FRENCH DOORS LEADING OUT INTO REAR GARDEN.

KITCHEN

ATTRACTIVE RANGE OF BEECH BASE AND WALL UNITS, GRANITE EFFECT WORK SURFACES, INSET SINGLE DRAIN SINGLE BOWL SINK UNIT WITH QUALITY MIXER TAP, UNIT INSET 4 RING DIPLOMAT HOB, UNIT INSET BRUSHED STEEL AND GLASS DOUBLE OVEN AND GRILL, BRUSHED STEEL EXTRACTOR WITH FAN AND LIGHT. UNIT MATCHED FRIDGE FREEZER, CEILING INSET SPOTLIGHTS, TILED SPLASHBACKS, TILED FLOOR.

BEDROOM 1

CEILING LIGHT POINT, RADIATOR, GOOD DOUBLE ROOM

BEDROOM 2

CEILING LIGHT POINT, RADIATOR, BUILT IN SHELVED LINEN CUPBOARD POTENTIAL WARDROBE

BEDROOM 3

CEILING LIGHT POINT, RADIATOR, BUILT IN OVER STAIRS CABIN BED WITH SPACE FOR DRAWERS, FITTED VANITY TO REAR.

BATHROOM

TILED FLOOR WITH FULLY TILED WALLS WITH CONTRASTING RAIL, WHITE SUITE COMPRISING OF SLIPPER BATH WITH PIVOTED SHOWER SCREEN, WALL MOUNTED MIRA THERMOSTATIC CONTROLLED MAINS SHOWER, UNIT INSET WASH BASIN WITH EASY TURN MIXER TAPS MD CUPBOARD BELOW, CONCEALED CISTERN TOILET, CHROME HEATED TOWEL RAIL, INSET CEILING SPOTLIGHTS, WALL MOUNTED EXTRACTOR.

GARDEN

TO THE FRONT OF THE PROPERTY, WE HAVE A TARMACADAMS DRIVEWAY WITH TURNING AREA, THIS LEADS DOWN THE SIDE OF THE PROPERTY TO THE GARAGE, GIVING HARDSTANDING FOR 3 VEHICLES. FRONT GARDEN IS LAID TO LAWN IN HALF-MOON SHAPE WITH BLOCKED PAVED BOARDER, SHRUBBERY BOUNDARY TO FRONT AND SIDE. REAR GARDEN IS A LOW MAINTENANCE FLAGGED AREA WITH RAISED STONE EDGED SHRUBBERY TO SIDE WITH POST AND PLANK PANELLED FENCE.

GARAGE

BRICK BUILT WITH CLAY PANTILE ROOF, UP AND OVER GARAGE DOOR TO THE FRONT, ENTRANCE THROUGH UVPC DOOR TO REAR, BENEFIT OF LIGHT AND POWER.

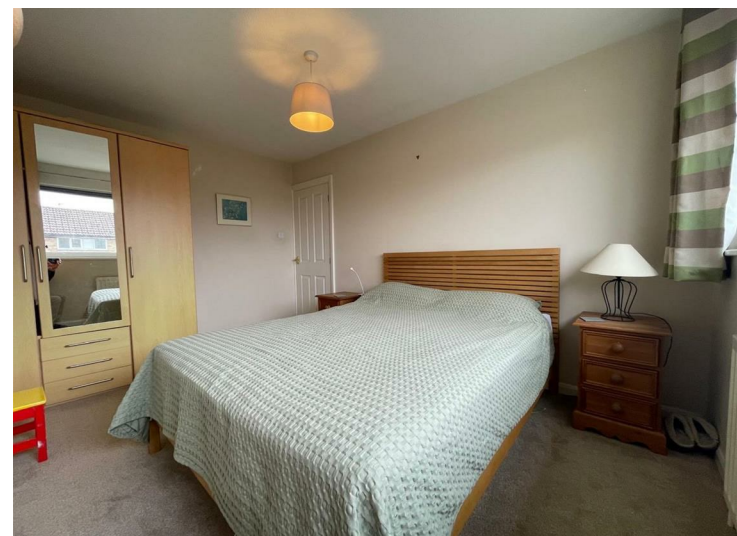
VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - C

EPC - TBC



Call us to arrange a viewing on **01609 771959**

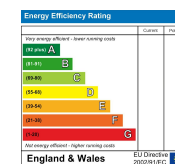
1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 1034 sq.ft. (96.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.



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