



THE GREEN, ROMANBY

OFFERS IN THE REGION OF £215,000



Northallerton
Estate Agency



The Green

Romanby, DL7 8NL

A BEAUTIFULLY PRESENTED 3 BEDROOM TERRACED COTTAGE IN THE POPULAR VILLAGE OF ROMANBY.

- COTTAGE
- STAIR LIFT
- POPULAR AREA
- CHAIN FREE
- GARDENS
- BEAUTIFULLY PRESENTED



9 The Green is an attractive traditional cottage in a lovely rural setting. The property boasts an extra attic bedroom along with a garden to rear over looking countryside. The front of the property is entered through a traditional wrought iron gate onto a flagged pathway leading up to the front door. Internally the property is beautifully presented throughout. This property enjoys an entrance separate entrance hall giving access to the first floor stairs and the downstairs sitting and dining room. The sitting room is spacious, light and airy with a beautiful cast fireplace complemented with an inset living flame gas fire. The room is open plan leading into the dining room with attractive coved cornered ceilings and wooden French doors leading into the kitchen. The kitchen boast lovely tiled flooring and harlequin splashbacks. There is a built in dishwasher, 4 ring AG gas hob and a brushed steel Siemens double oven and grill beneath. There is the added bonus of a separate utility area to house the washing machine, dryer and fridge freezer. Twin patio doors lead out into the rear garden area. Upstairs boasts three great sized bedrooms. Bedroom 1 and 2 both enjoy fitted wardrobes and the original feature fire places. Bedroom 3 is exceptionally spacy and light

with exposed beams. The room enjoys velux roof lights and built in under eaves storage. The condensing combi Ideal Logic Plus 24 boiler can be found in a purpose built storage cupboard. The Bathroom enjoys tiled flooring and half tiled walls. The rooms comprises a Bath and a separate shower cubicle with a Mira Sports electric shower.

VIEWING

By appointment through the Agents – Northallerton Estate Agency – Tel. no. (01609) – 771959.

TENURE

Freehold with Vacant Possession on completion.

SERVICES

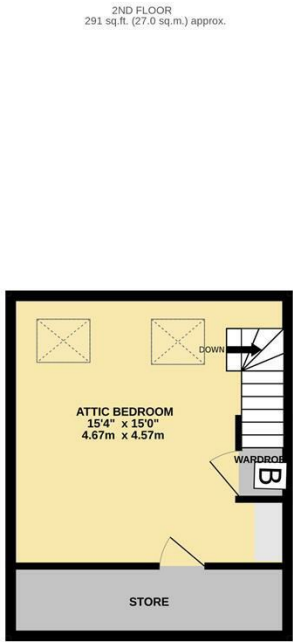
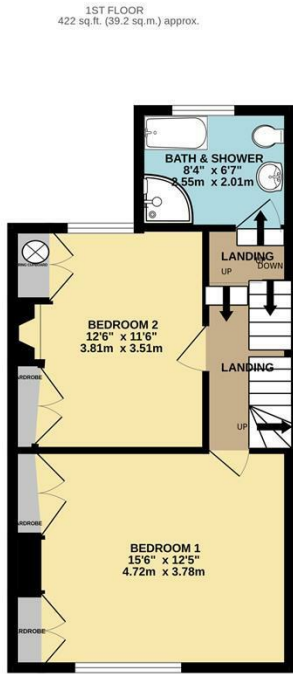
Mains water, gas, electric and drainage.

NYCC COUNCIL TAX BAND - C

EPC - tbc



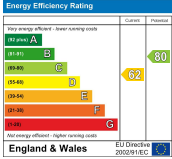
Call us to arrange a viewing on **01609 771959**



THE GREEN, ROMANBY, NORTHALLERTON, NORTH YORKSHIRE, DL7 8NL

TOTAL FLOOR AREA: 1179 sq.ft. (109.5 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.
Made with Metropix ©2024



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.

143 High Street, Northallerton, North Yorkshire, DL7 8PE
 T: 01609 771959
 E: sales@northallertonestateagency.co.uk
 www.northallertonestateagency.co.uk

