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**Northallerton**  
Estate Agency

**39 THE FAIRWAY**  
**ROMANBY, NORTHALLERTON DL7 8BB**



**A Well Laid Out & Spacious Three Bedroomed, Mid Terraced, Traditional Family House in Need of Updating & Modernisation with Gardens to Front & Rear in Quiet Sought-After Residential Location**

UPVC Sealed Unit Double Glazing  
Gas Fired Central Heating  
Off Road Parking to Front  
Good Sized Rear Garden

Scope for Updating, Modernisation  
Scope for Refurbishment  
Within Walking Distance of Excellent Local Amenities  
Walking Distance of County Hall & Railway Station

**Offers in the Region of £140,000**  
**Offered Chain Free & Available for Early Completion**

# 39 The Fairway, Romanby, Northallerton DL7 8BB

## SITUATION

Northallerton	4 miles	Bedale	6 miles
A.1	5 miles	York	25 miles
A.19	10 miles	Teesside	20 miles
Darlington	20 miles	Thirsk	12 miles
Richmond	15 miles	Catterick	13 miles

**39 The Fairway** is nicely situated off running from Boroughbridge Road through to the village of Romanby. The property occupies a quiet, mature plot in this quiet sought-after residential area within walking distance of both Romanby and Northallerton centres. The property is ideally placed for a comprehensive range of local services, amenities, schools and shopping and the property itself is within the catchment area for a number of renowned schools.

The property is within walking distance of the local main line train station at Northallerton. The line runs from London to Edinburgh, bringing London within 2 ½ hours commuting time and additionally providing access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airports via the Transpennine line which also calls at Northallerton and Darlington Stations. International airports can be found at Teesside (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 but can additionally take advantage of all the Primary Schools within the Northallerton catchment area that enjoy an excellent reputation. Additional Primary Schools can also be found at South Otterington and Ainderby Steeple. Local comprehensive schools are to be found at Northallerton and Thirsk, Bedale and Richmond whilst independent Schools are to be found at Yarm, Teesside High, 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.

## DESCRIPTION

The property comprises a brick built and painted with clay pantile roof, three bedroomed traditional mid terraced property which has UPVC sealed unit double glazing and gas fired central heating and has solar panels on the front roof elevation.

It enjoys to the front flagged hardstanding for a vehicle with lawned garden to side and small hedged boundary at the front. A concrete pathway shared with a neighbour lead to the front door and also through passageway to the rear. At the rear the property enjoys the benefit of good-sized flagged patio opening out past box hedge onto rear lawned garden area with flagged pathway up and shrub border edging. There is post and plank fencing provides a nice degree of privacy to the rear and at the extreme rear of the garden is an entertainment area comprising a decked seating area with corrugated clear plastic roof over together with adjacent workshop/store which has previously been utilised as an outdoor bar and entertainment hub.

Internally the property has well laid out and spacious three bedroomed accommodation with scope for updating, modernisation and refurbishment. It has scope for various residential layouts subject to purchasers requirements and any necessary building regulations. At present there is staired access to the second floor where a good-sized attic room offers further potential, subject to purchasers requirements and any necessary building regulations.

The offering of **39 The Fairway** presents an opportunity to acquire a property in need of updating and modernisation which is available for early completion.

## ACCOMMODATION

There is a covered entrance and UPVC sealed unit double glazed front door with glazed panel leading into:

### Entrance Hall

**1.44m x 1.32m (4'9" x 4'4")**

Stairs to first floor. Centre ceiling light point. Radiator. Wall mounted brass hooks. Door through into:

### Sitting Room

**4.90m x 3.98m (16'1" x 13'1") max into bay**

Double radiator. Two ceiling light points. TV point. Telephone point. Sky points. Feature fireplace comprising mahogany surround and mantel shelf. Ornamental granite hearth and backplate. Door to:

### Dining Kitchen

**3.45m x 2.69m (11'4" x 8'10")**

With a range of base and wall cupboards, granite effect with inset 1 ½ bowl single drainer, stainless steel sink unit. Space and point for electric cooker. Tiled splashback. Centre ceiling light point. Dining area enjoys wall light point and radiator. Doors to:

### Understairs Store Cupboard.

**2.59m x 0.88m (8'6" x 2'11")**

Further door from Kitchen leads into:

### Pantry

**1.83m x 0.88m (6' x 2'11")**

With wall mounted shelving and a ceiling light point. Opaque glazed window to rear.

Also from Kitchen is door to:

### Utility Room

**1.64m x 2.84m (5'5" x 9'4")**

With a wall mounted Belfast sink. Space and plumbing for washing machine. Fitted work surface with space beneath for additional appliances. Fitted range of wall cupboards. Ceiling light point. Radiator. Upper etched glass panel door to outside and clear glass panel to side.

From the Hallway are:

#### **Stairs to First Floor**

With fitted balustrade leading up to:

#### **First Floor Landing**

**3.66m x 0.91m (12' x 3') plus inner recess 0.81m x 0.71m (2'8" x 2'4")**

Linen cupboard with shelved storage.

#### **Bedroom No. 2**

**3.78m x 2.69m (12'5" x 8'10")**

With ceiling light point. Radiator. Built in boiler cupboard housing a Main Eco compact combination condensing gas fired central heating boiler.

#### **Bedroom No. 1**

**2.81m x 4.03m (9'3" x 13'3")**

Ceiling light point. Radiator. Understairs store cupboard with wall light point.

#### **Bedroom No. 3**

**3.52m x 1.69m (11'7" x 5'7")**

With an overstairs recess 3'9" x 3'4" with radiator and ceiling light point. Shelf.

#### **Bathroom**

**1.72m x 1.49m (5'8" x 4'11")**

With white suite comprising panelled bath, fully tiled around with a wall mounted Triton Ivory 2 electric shower. Pedestal wash basin. Mirror fronted bathroom cabinet. Radiator. Ceiling light point.

#### **Separate WC**

**1.64m x 0.81m (5'5" x 2'8")**

Ceiling light point. Low level WC. Opaque glazed window to rear.

#### **Off the First Floor Landing:**

#### **Stairs to Second Floor**

Balustrade leading up to:

#### **Attic Room**

**6.52m x 2.30m (22'5" x 7'7") max**

With Velux roof light. Two wall light points. Double radiator. Doors to undereaves storage.

#### **OUTSIDE**

A concrete pathway shared with a neighbour lead to the front door and also through passageway to the rear. At the rear the property enjoys the benefit of good-sized flagged patio opening out past box hedge onto rear lawned garden area with flagged pathway up and shrub border edging. There is post and plank fencing provides a nice degree of privacy to the rear and at the extreme rear of the garden is an entertainment area comprising a decked seating area with corrugated clear plastic roof over together with adjacent workshop/store which has previously been utilised as an outdoor bar and entertainment hub.

#### **Bar Area**

**3.12m x 3.25m (10'3" x 10'8")**

Corrugated roof with clear corrugated panels.

#### **Decking Area**

**3.30m x 2.91m (10'10" x 9'7")**

#### **Outside Store**

**2.15m x 0.83m (7'1" x 2'9")**

Brick built with concrete roof. Wall light point.

Integral bin store.

## **GENERAL REMARKS & STIPULATIONS**

#### **VIEWING**

By appointment through Northallerton Estate Agency – Tel: (01609) 771959.

#### **TENURE**

Freehold with Vacant Possession upon completion.

#### **SERVICES**

Mains Electricity, Water and Drainage.

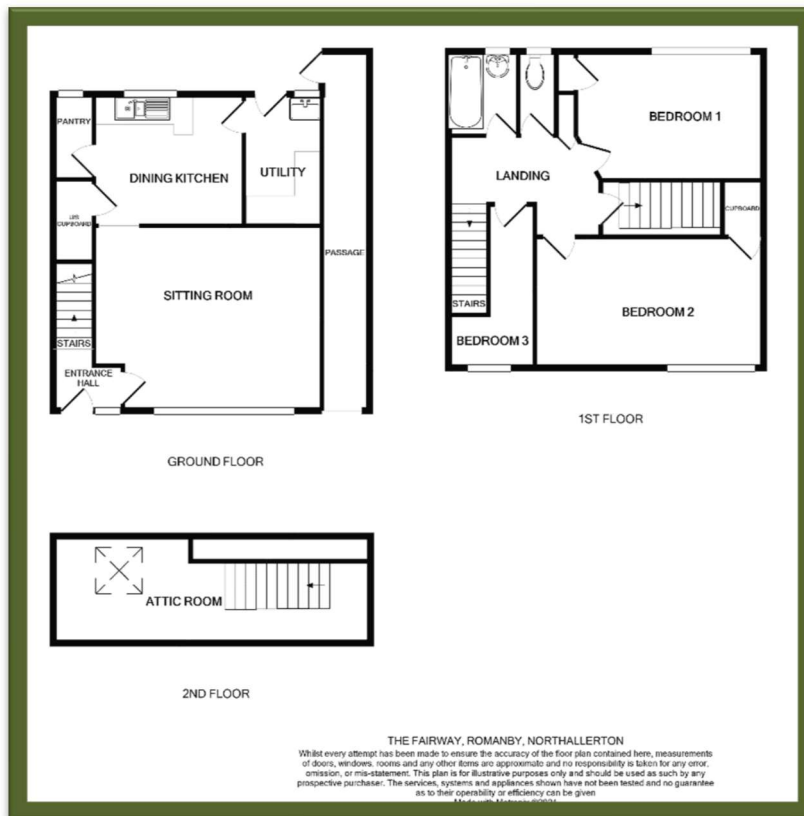
#### **LOCAL AUTHORITY**

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 **B**.





**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.