

S.4898



**Northallerton**  
Estate Agency

**115 CHANTRY ROAD**  
**ROMANBY, NORTHALLERTON DL7 8JJ**



**AN IMMACULATELY PRESENTED, WELL LAID OUT & SPACIOUS  
3-BEDROOMED TRADITIONAL SEMI-DETACHED FAMILY HOUSE WITH  
TREMENDOUS SCOPE FOR EXTENSION SITUATED ON GOOD SIZED PLOT**

- Well Laid Out & Attractively Presented
- Gas Fired Central Heating
- UPVC Sealed Unit Double Glazing
- Attached Garage
- Block Paved Driveway For 2 Vehicles
- Gardens to Front & Rear

**Offers in the Region of £225,000**  
**CHAIN FREE & AVAILALE FOR EARLY COMPLETION**

# 115 Chantry Road, Northallerton DL7 8JJ

## SITUATION

A1	7 miles	A19	8 miles
Darlington	15 miles	Thirsk	7 miles
York	30 miles	Teesside	17 miles
Bedale	7 miles	Richmond	15 miles
Catterick	10 miles	Yarm	17 miles

(All distances are approximate)

**Chantry Road** is a particularly attractive and much sought after residential area situated in the village of Romanby, close to the market town of Northallerton. The village of Romanby enjoys the benefit of primary school, church and public house.

The property is within walking distance of all the amenities at Romanby and also within walking distance of Northallerton Town Centre, the Railway Station, County Hall and all local amenities. Northallerton is the County town of North Yorkshire and enjoys a full and comprehensive range of educational, recreational and medical facilities together with good High Street shopping and twice weekly markets.

There are a number of well serviced villages in the area offering additional village amenities. Northallerton enjoys excellent commuting via the A.1 and A.19 trunk roads both of which are within 8 miles of the property and offer excellent access to all the major centres of commerce locally and nationally and provide direct access into the main arterial road networks of the UK.

The larger major centres of Teesside, Middlesbrough and York are within easy commuting distance and offer a full and comprehensive range of shopping. Whilst more locally the towns of Bedale, Thirsk, Richmond and Darlington are all within easy commuting distance.

The good accesses to commuting within Northallerton brings Teesside, Tyneside, Leeds and West Yorkshire within reasonable commuting distance making it an ideal location for access to a number of major centres.

Romanby and Northallerton lie between the North Yorkshire Dales and North Yorkshire Moors National Parks with much renowned walking, riding and leisure activities can be found. Additionally the property lies within an hour of the coast of Whitby, Scarborough and Redcar where further extensive leisure activities can be found.

## AMENITIES

**Communications** - Main line train stations are located at Northallerton and Darlington bringing London within 2 ½ hours commuting time (the property is within walking distance of the Train station at Northallerton). Additionally via the Transpennine line that calls at these stations there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

International Airports are located at Teesside, Leeds/Bradford, Newcastle and Manchester.

**Schools** – The area is well served by good state and independent Schools, the local Primary school at Romanby, plus local Comprehensive Schools at Northallerton, Thirsk, Bedale and Richmond. Independent Schools are to be found at Teesside, Yarm, Barnard Castle, Polam Hall at Darlington, Queen Mary's at Baldersby, Ripon Grammar, Ampleforth College at Ampleforth and Cundall Manor.

## DESCRIPTION

The property comprises a brick built with clay pantile roof 3-bedroomed semi-detached traditional family house situated on a nice sized plot with scope for extension subject to purchasers requirements. At present externally the property enjoys the benefit of gardens to front and rear with attached garage and block paved hardstanding to the front for one vehicle. The garden to the front is low maintenance chippings with shrubs whilst to the rear the property enjoys the benefit of concrete patio with steps and over low brick ornamental wall onto main rear garden which has laid stone patio, chippings seating area, pathways and good sized shrub borders. The rear gardens have post and panel fencing to two sides and shrub boundaries to the third which when reduced offers a larger rear garden.

Internally the property enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating. It has quality fitted kitchen and bathroom and light airy reception and bedrooms.

Externally the property enjoys the benefit of well laid out and attractively presented three bedroomed accommodation which enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating. It has quality fitted kitchen and bathroom with light and airy reception and bedrooms. As mentioned the property has scope for extension to side and rear subject to purchasers requirements and the necessary planning permissions.

## ACCOMMODATION

In through UPVC sealed unit double glazed front door into:

**Entrance Vestibule**  
**1.83m x 1.59m (6' x 5'3")**

With tile effect linoleum flooring. Ceiling light point. Internal solid panel door leads into:

**Sitting Room**  
**4.47m x 4.21m (14'8" x 13'10") max**

With coved ceiling. Ceiling light point. TV point. Telephone point. Sky point. White modern fire surround with inset electric fire.

## Stairs to First Floor.

Part glazed French doors into:

### Breakfast Kitchen

**4.47m x 3.20m (14'8" x 10'6") max**

Nicely delineated into kitchen and dining area with the kitchen enjoying a newly fitted white kitchen with wrought iron door furniture and comprising a good range of base and wall cupboards, granite effect work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap over. Space and point for auto wash. Space for fridge freezer. Wall cupboards are leaded glass fronted and shelved. Tiled splashbacks. Tile effect lino floor. Dining area has ceiling light point. Ornate corniced ceiling. Ceiling light point. Double radiator. Door to understairs store cupboard. UPVC sealed unit double glazed French doors out to rear garden and patio.

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

### Landing

**2.25m x 1.83m (7'5" x 6')**

Attic access. Ceiling light point. Opaque glazed window to side.

### Bedroom No. 2

**1.85m x 3.40m (6'1" x 11'2") max** including small entrance way with built in boiler cupboard and wardrobe. Radiator. Ceiling light point. Ornate coved ceiling. The boiler cupboard has shelving and Baxi 400 gas fired combination condensing central heating boiler.

### Bedroom No. 1

**4.84m x 2.56m (15'11" x 8'5")**

Radiator. Ceiling light point. Ornate coved corniced ceiling. Built in cupboard.

### Bedroom No 3

**2.74m x 2.56m (9' x 8'5")**

Ornate coving. Ceiling light point. Radiator.

### Bathroom

**1.85m x 1.83m (6'1" x 6')**

White suite comprising panelled bath with chrome mixer tap and shower attachment, twin fitted shower curtain poles, pedestal wash basin and WC. Ornate coving. Ceiling light point. Radiator.

### Garage

**5.03m x 2.28m (16'6" x 7'6")**

With twin opening doors at the front. Brick built with a concrete floor. Pedestrian door at the rear.

## OUTSIDE

The garden to the front is low maintenance chippings with shrubs whilst to the rear the property enjoys the benefit of concrete patio with steps and over low brick ornamental wall onto main rear garden which has laid stone patio, chippings seating area, pathways and good sized shrub borders. The rear gardens have post and panel fencing to two sides and shrub boundaries to the third which when reduced offers a larger rear garden.

## GENERAL REMARKS & STIPULATIONS

### VIEWING

Through Northallerton Estate Agency – Tel: (01609) 771959.

### SERVICES

Mains Water, Electricity and Drainage.

### TENURE

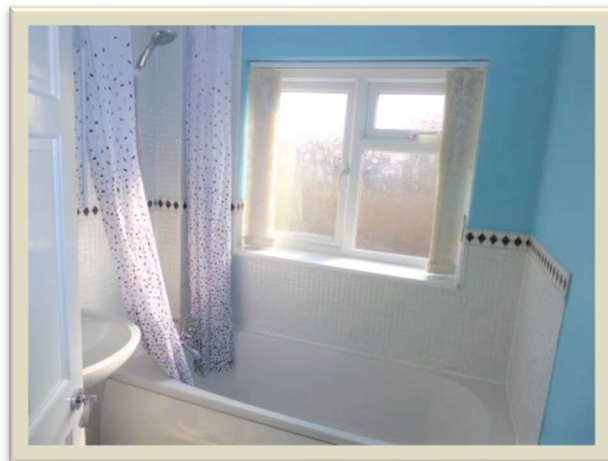
Freehold with Vacant Possession upon Completion.

### LOCAL AUTHORITY

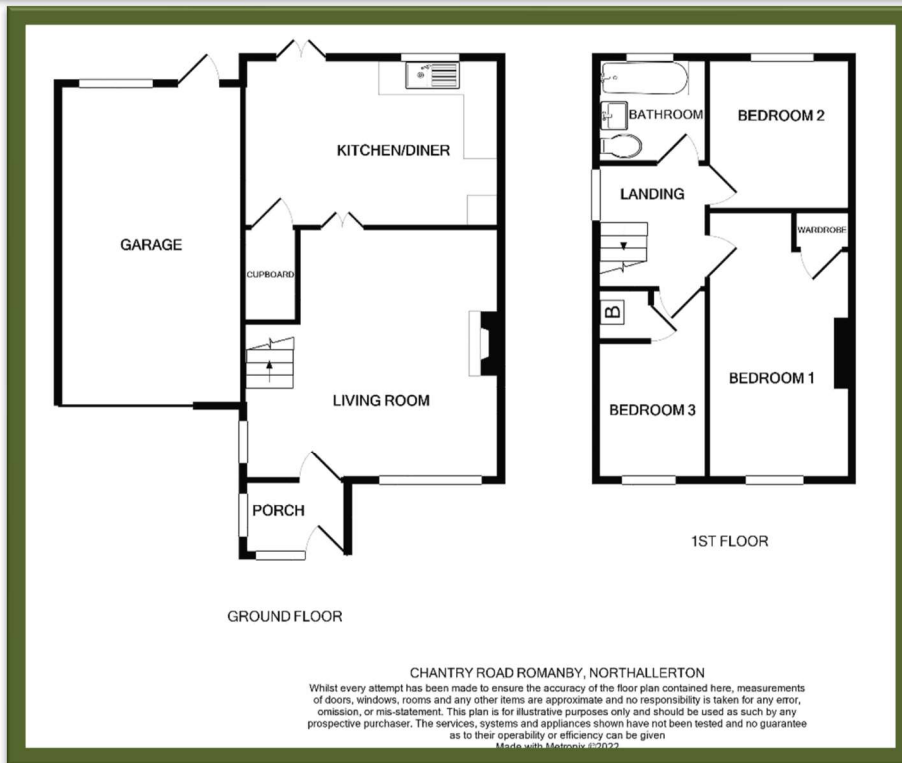
Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977

### COUNCIL TAX BAND

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







**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.