

S.4900



Northallerton
Estate Agency

100 ROMANBY ROAD
NORTHALLERTON DL7 8UN



**A Superbly Presented, Recently Constructed Modern Three Bedroomed
End of Small Terrace Family House Situated in Convenient Area Close
to Railway Station and All Local Amenities**

**UPVC Sealed Unit Double Glazing
Gas Fired Central Heating
Beautifully Presented Throughout**

**En Suite to Master Bedroom
Attractive Garden to Rear
Convenient for Local Amenities**

Offers in the Region of £225,000

100 Romanby Road, Northallerton DL7 8UN

SITUATION

A.1	7 miles	Thirsk	7 miles
A.19	7 miles	Darlington	15 miles
York	30 miles	Teesside	16 miles
Catterick	14 miles	Ripon	16 miles
Richmond	14 miles	Bedale	7 miles

100 Romanby Road is very conveniently situated just between Romanby and Northallerton slightly set back from the minor road running between the two and within easy walking distance of both Romanby and Northallerton, the High Street, Railway Station, County Hall, Friarage Hospital and excellent local amenities.

The market town of Northallerton enjoys a comprehensive range of educational, recreational and medical facilities together with excellent High Street shopping, twice weekly markets and the property itself is in the catchment area for a number of renowned schools within the town and at Romanby which boasts an enviable reputation.

The property is within walking distance of the local main line train station at Northallerton. The line runs from London to Edinburgh and 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.

Schools – the area is well served by good state and independent schools with a number of renowned schools within the area. Local Primary Schools within the Northallerton catchment area and additionally the property is within walking distance of Romanby Village School. Local comprehensive schools are to be found at Northallerton and Thirsk, whilst independent Schools are to be found at Yarm, Teesside High, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

DESCRIPTION

The property comprises a stone faced with clay tile roof three bedroomed end of a small terrace, modern recently constructed family house, immaculately appointed internally, well laid out and spacious. It has UPVC sealed unit double glazed windows and doors and gas fired central heating and all internal doors are oak veneered.

Briefly the accommodation comprises an entrance hallway with cloaks/WC, an excellent kitchen with modern units and integrated appliances to include oven, hob, dishwasher, fridge/freezer and washing machine and with attractive dining area to front aspect. The living room overlooks the rear garden with attractive bi-fold doors providing access to the conservatory and the garden beyond. To the first floor there is master bedroom with en-suite and two further bedrooms and a family bathroom with attractive modern fittings. Externally, there is a front garden and good sized landscaped rear garden with decked patio area and lawn. There are two designated parking spaces.

The front is approached from pavement onto a natural stone flagged and chipped pathway to the front door with a small grassed area and shrubberies behind an ornate block wall. Pathway continues to the side and leads through gate into the rear. To the rear there is a natural laid stone patio with inset chippings areas. Natural stone flagged seating area with pergola. Outside electric and water supply. There are raised sleeper fronted shrubberies and the rear is all post and plank fencing. Pedestrian gate out to the rear to the two designated car parking spaces.

ACCOMMODATION

In through composite front door with inset decorative opaque panels into:

Entrance Hall

1.88m x 4.88m (6'2" x 16')

Radiator. Ceiling light point. Stairs to first floor.

Attractive tiled floor. Door to understairs store cupboard.

Downstairs WC

1.62m x 0.93m (5'4" x 3'1")

Roca low level duoflush slimline cistern WC. Plinth mounted wash basin on wooden base. Clear glass with mixer tap. Fully tiled walls. Continuation of the tiled floor. Ceiling light point. Extractor.

Kitchen/Diner

5.35m x 2.46m (17'7" x 8'1")

Nicely delineated into kitchen and dining. Kitchen area has modern contemporary range of cream coloured base and wall cupboards. Wood grain effect work surfaces with inset 1 ½ bowl single drainer, stainless steel sink unit with mixer tap over. Unit inset AEG four ring gas hob with brushed steel and glass AEG Competent electric oven and grill beneath. Brushed steel splashback. AEG extractor over hob. Unit matched fronted integral dishwasher and AEG Lavamat turbo washing machine. Integral matched fridge freezer. Attractive tiled splashbacks. Inset ceiling light spots and extractor. Window to side.

Dining area has ceiling light point and double radiator.

Sitting Room

4.44m x 3.37m (14'7" x 11'1")

Centre light point. Two radiators. Window to side. TV, satellite and telephone points. Double glazed bi-fold doors lead out into:

Conservatory

3.60m x 2.71m (11'10" x 8'11")

Karndean floor. Full height French door out to rear patio and gardens.

From the Entrance Hall are:

Stairs to First Floor with polished oak balustrade with painted spindles leading up to:

First Floor Landing

Ceiling light point. Attic access.

Master Bedroom**3.10m x 3.37m (10'2" x 11'1")**

Centre light point. Radiator. TV point. Door to:

En Suite Shower Room**1.74m x 1.57m (5'9" x 5'2")**

Fully tiled shower cubicle with curved sliding doors.

Thermostatically controlled mains bar shower. Slimline Roca duoflush WC. Wall mounted wash basin with mixer tap. Wall mounted shaver socket. Inset ceiling spots. Extractor. Tiled floor. Wall mounted heated towel rail. Built in boiler with a Valiant Home combi 35 gas fired central heating boiler and shelving around.

Bedroom No. 2**2.44m x 3.98m (8' x 13'1")**

Radiator. Ceiling light point. TV point.

Bedroom No. 3**2.79m x 1.88m (9'2" x 6'2")**

Ceiling light point. Radiator.

Family Bathroom**2.44m x 1.67m (8' x 5'6")**

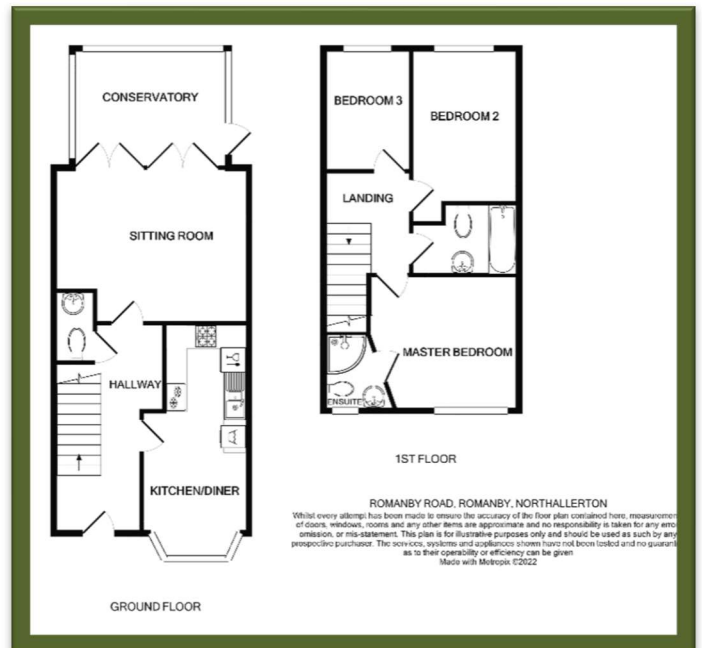
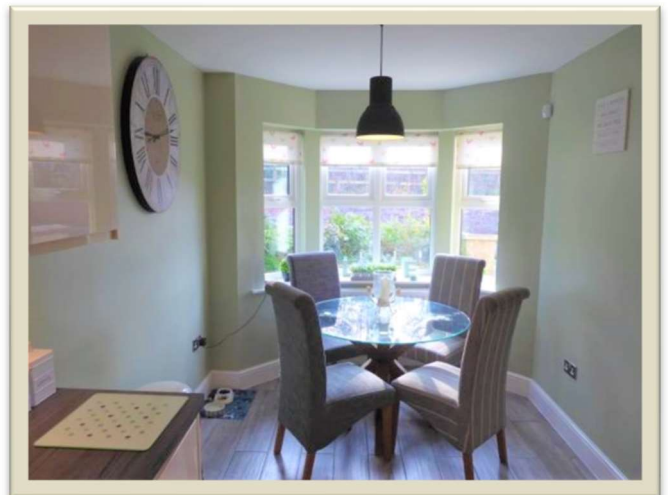
White suite comprising panelled bath, fully tiled around with a thermostatically controlled mains drench shower. Fitted pivoted shower screen. Slimline cistern Roca duoflush WC. Wall mounted Roca wash basin with mixer tap. Inset light spots. Extractor. Heated towel rail.

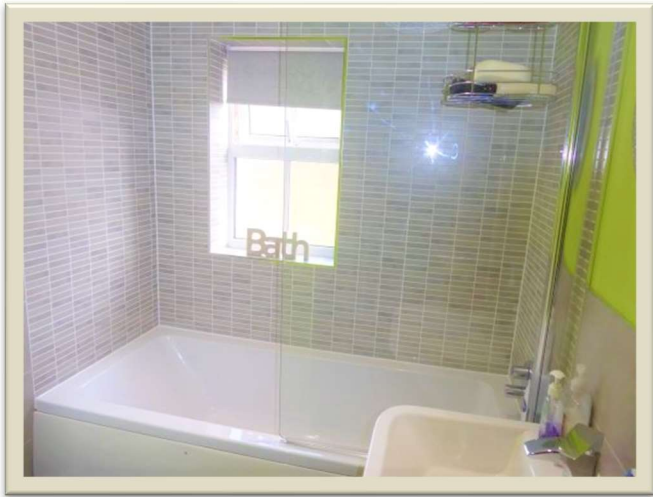
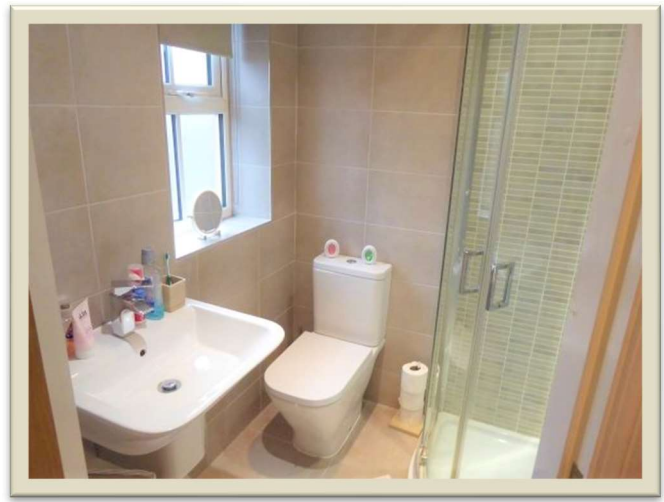
Gardens

There is a natural laid stone patio with inset chippings areas.

Natural stone flagged seating area with pergola. Outside electric and outside water supply. Raised sleeper fronted shrubberies and the rear is all post and plank fencing. Pedestrian gate out to the rear. Two car parking spaces.

GENERAL REMARKS & STIPULATIONS**VIEWING** - By appointment through Northallerton Estate Agency – Tel: (01609) 771959.**SERVICES** - 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** - 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.

N252 Printed by Ravensworth 01670 71330