

S.4902



Northallerton
Estate Agency

1 HAREWOOD LANE
ROMANBY, NORTHALLERTON DL7 8BQ



An Attractively & Conveniently Situated, Well Laid Out & Spacious, Immaculately Appointed, Completely Refurbished 3-Bedroomed Semi Detached Village Property in Sought After Residential Location within Walking Distance of Village & Town Centre, Railway Station & Excellent Local Amenities

Gardens to Front & Rear
Driveway with Off Road Parking / Garage
Newly Fitted Kitchen, Bathroom & Shower Room

Fully Refurbished Internally
Newly Laid Carpets, Floor Coverings & Decor
Walking Distance of Excellent Local Amenities

Offers in the Region of £295,000
CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

143 High Street, Northallerton, DL7 8PE Tel: 01609 771959
Fax: 01609 778500 www.northallertonestateagency.co.uk

1 Harewood Lane, Romanby, Northallerton DL7 8BQ

SITUATION

A1	6 miles A19	7 miles
York	30 miles Thirsk	7 miles
Darlington	16 miles Teesside	17 miles
York	30 miles Richmond	14 miles
Catterick	10 miles Ripon	15 miles

1 Harewood Lane is quietly and very conveniently situated just off Ainderby Road within sight of the village green at Romanby and its position represents a much sought after and highly desirable location within a much sought after residential area within walking distance of excellent local amenities in Romanby village and larger facilities within Northallerton town centre.

The property lies within easy walking distance of the town centre, County Hall, two Doctors Surgery, local mini market, Primary School and Church together with the main line train station Both Northallerton and Romanby enjoy a full and comprehensive range of educational, recreational and medical facilities whilst being close to attractive countryside.

Communications – the A.1 and A.19 trunk roads are within easy reach providing good commuting to Teesside, Tyneside, Leeds and the main arterial road networks of the UK.

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 property is within walking distance of Romanby Primary School and the property is within the Northallerton catchment area for a number of renowned Primary Schools within the town. Local Comprehensive schools can be found at Northallerton, Thirsk and Bedale, Richmond and Stokesley whilst independent schools are found at Queen Mary's at Baldersby, Cundall Manor at Cundall, Polam Hall at Darlington, Teesside High, Yarm and Ampleforth.

DESCRIPTION

The property comprises a superbly and very conveniently situated traditional, three bedroomed semi detached family house situated on a nice elevated plot in a quiet position with views across to the monument in Romanby. The property comprises an architecturally attractive three bedroomed extended semi detached family house which has under the present ownership enjoyed full updating, modernisation and refurbishment to include new central heating system and re-wire, quality fitted kitchen, bathroom and shower room together with new floor coverings and decoration throughout and externally new roof and Indian stone patio.

The property enjoys gas fired central heating and full UPVC sealed unit double glazing and all internal doors are oak. On the ground floor the property enjoys a nice sized sitting room together with large open plan living kitchen with separate utility and shower room at the rear. On the first floor which is externally rendered, there are three good sized bedrooms together with a newly fitted bathroom which has mains shower over bath.

The front garden is laid to lawn with stone edged raised shrubbery. A concrete driveway gives access to a detached garage and overall offers hardstanding for several vehicles. The rear garden has an attractive Indian stone flagged patio adjacent to the living kitchen opening out onto lawned gardens which have a mix of hedge and fence boundaries together with deep borders. Within the rear garden there are two sheds and the rear of the property provides a nice backdrop.

Early inspection is recommended to fully appreciate the property, its position and presentation.

Offers chain free and available for early completion.

ACCOMMODATION

Access is gained up quarry tiled step through UPVC sealed unit double glazed front door with upper etched glass panels and panels to side leading into:

Entrance Hall

3.66m x 1.72m (12' x 5'8")

Laid wood laminate floor. Double radiator. Inset ceiling light spots. Stairs to first floor. Door to:

Sitting Room

3.66m x 3.66m (12' x 12')

Ceiling light point. Double radiator. TV point. Useful USB charger sockets.

From the Entrance Hall oak door to:

Living Kitchen

5.54m x 3.66m (18'2" x 12') max

Laid wood laminate floor. Attractive range of contemporary base and wall soft close cupboards. Oak wooden work surfaces with inset 1 ½ bowl single drainer, enamelled sink unit with mixer tap. Unit inset Lamona four ring ceramic electric hob with matching brushed steel and glass oven and grill beneath. Wooden raised splashbacks. Brushed steel extractor over hob. Built in wine rack. Space and plumbing for dishwasher. USB charging sockets. Inset light spots. Archway through to utility. Living area enjoys the benefit of double radiator, ceiling light point. Built in chimney breast alcove storage and display cupboard. Full height UPVC sealed unit double glazed French doors out to rear patio and gardens. Original fire surround with a stone hearth, open to rear and capable of housing a wood burner or open fire.

Archway through to:

Utility Room

2.44m x 1.34m (8' x 4'5")

Window to side. Built in range of contemporary base and wall cupboards. Space and plumbing for washing machine. Unit matched front boiler cupboard housing a new Baxi 800 condensing combi central heating boiler with a 10 year warranty. Inset ceiling spots. Door to:

Rear Entrance

1.77m x 0.89m (5'10" x 2'11")

Wood laminate floor. Inset ceiling spots. Double radiator. Rear UPVC sealed unit double glazed door with upper glazed panel. Door into:

Shower Room

1.39m x 1.62m (4'7 x 5'4")

Wood laminate floor. Inset ceiling spots. Wall mounted extractor. Wall mounted heated towel rail. Corner shower cubicle, fully tiled internally with a thermostatically controlled mains bar drench shower with separate shower attachment. Matching slimline cistern duoflush WC and pedestal wash basin with mixer tap.

From the Entrance Hall are:

Stairs to First Floor with balustrade and spindles leading up to:

First Floor Landing

3.12m x 2.30m (10'3" x 7'7") max

Inset ceiling spots.

Bedroom No. 1

3.66m x 3.55m (12' x 11'8")

With an original cast surround and basket grate. Adjacent built in wardrobe with hanging and storage. Light point. Double radiator. USB charging sockets.

Bedroom No. 2

3.66m x 3.05m (12' x 10')

Ceiling light point. Double radiator. USB socket.

Bedroom No. 3

2.28m x 2.23m (7'6" x 7'4")

Ceiling light point. Double radiator.

Bathroom

1.80m x 1.80m (5'11" x 5'11")

Wood laminate floor. Inset ceiling light spots. Wall mounted extractor. Wall mounted chrome heated towel rail. White suite comprising panelled bath with mixer tap. Thermostatically controlled mains bar drench shower over with shower attachment. Fitted pivoted shower screen. Matching pedestal wash basin with tiled splashback. Slimline cistern WC. Attic access. Window to rear.

Detached Garage

Internally panelled with a concrete floor and beamed ceiling with corrugated roof. Up and over door to the front.

Gardens

The front garden is laid to lawn with stone edged raised shrubbery. Concrete driveway giving access to a detached garage and overall offers hardstanding for several vehicles. The rear garden has an attractive Indian stone flagged patio adjacent to the living kitchen opening out onto lawned gardens which are a mix of hedge and fence boundaries together with deep borders. Within the rear garden there are two sheds and the rear of the property provides a nice backdrop.

GENERAL REMARKS & STIPULATIONS

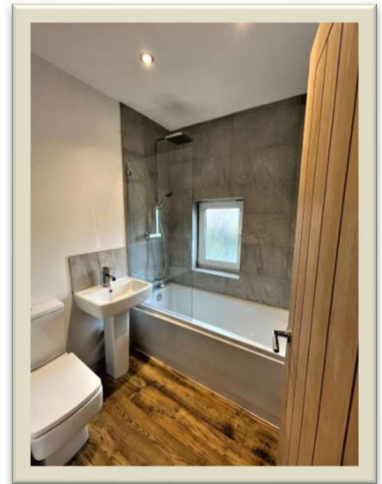
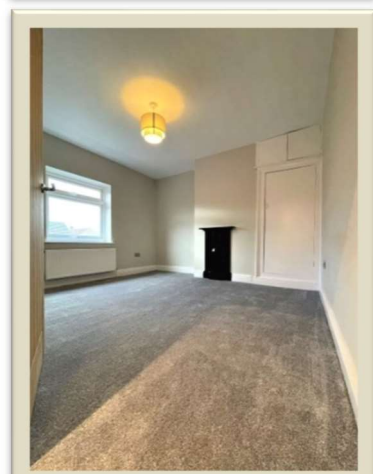
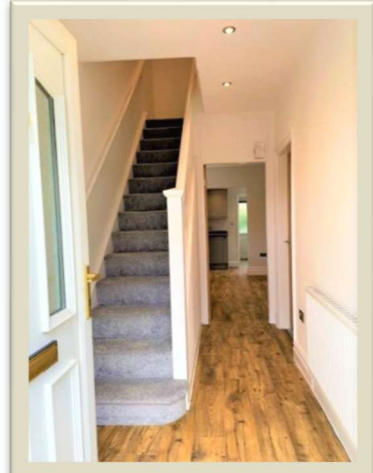
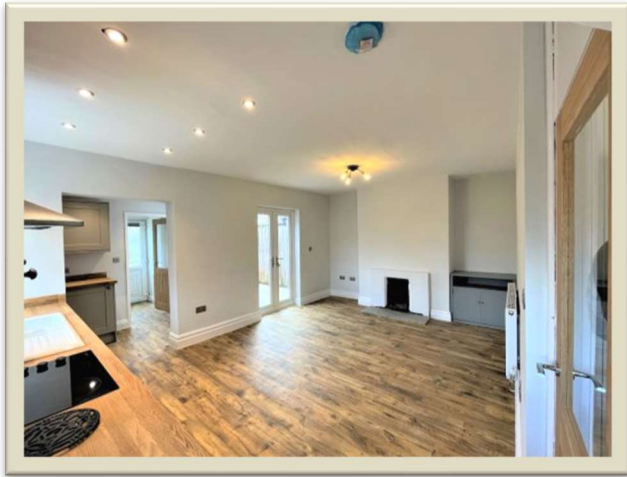
VIEWING - Strictly through Northallerton Estate Agency, 143 High Street, Northallerton, North Yorkshire -Tel: (01609) 771959.

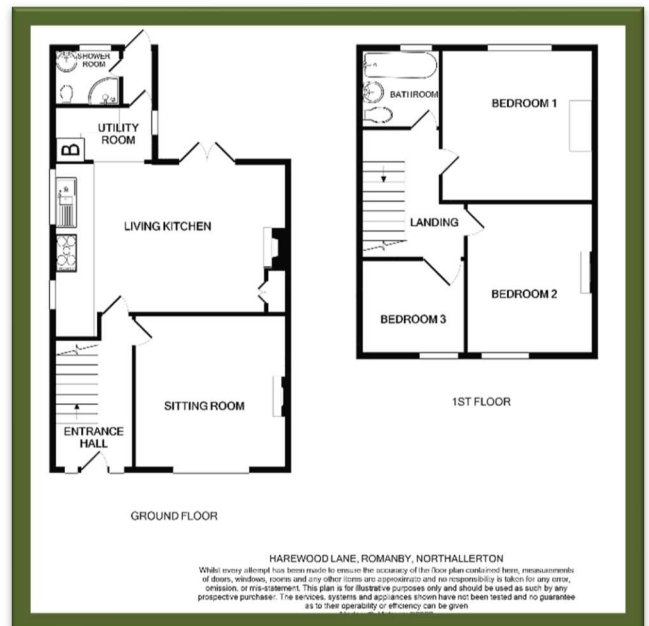
SERVICES - Mains water, electricity and drainage. Gas central heating.

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- The council tax band for this property 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.

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