

TO LET ON AN ASSURED SHORTHOLD TENANCY FOR SIX MONTHS INITIALLY

**10 WHITE ROSE HOUSE  
AINDERBY GARDENS, ROMANBY DL7 8GT**



**AN ATTRACTIVELY PRESENTED, 2<sup>ND</sup> FLOOR, 2 BEDROOMED PURPOSE BUILT APARTMENT IN THIS RECENTLY CONSTRUCTED LUXURY BLOCK**

- Within Walking Distance of Northallerton
- Conveniently Situated for Local Amenities
- Modern Kitchen, Attractive Bathroom
- Available immediately
- UPVC Sealed United Double Glazing
- Electric Heating

**RENT: £500 Per Calendar Month**

# 10 WHITE ROSE HOUSE, AINDERBY GARDENS ROMANBY, NORTHALLERTON DL7 8GT

## SITUATION

A.1	6 miles	A.19	7 miles
York	30 miles	Thirsk	7 miles
Darlington	16 miles	Teesside	17 miles

(All distances are approximate)

**White Rose House** is attractively situated off Romanby Green in an area between Romanby and Boroughbridge Road. This is a new development of attractive residences which are situated within easy walking distance not only of Romanby Village but also within easy walking distance of Northallerton Town Centre and the local amenities.

The property itself is situated in an excellent location with attractive enclosed lawned gardens to rear. The village of Romanby enjoys the benefit of amenities extending to shops, Post Office, Public House and Churches. You will find a full and more comprehensive range of educational, recreational and medical facilities in Northallerton, which as mentioned is within easy walking distance.

The property is in the catchment area for a number of renowned schools within the village and town which boast an enviable reputation. Additional market town shopping and services are available at Thirsk, Bedale and Richmond whilst major centres of commerce and amenities can be found at Darlington, York, Middlesbrough and Teesside.

The major cities of Leeds and Newcastle are both within convenient commuting distance via the A.1 and A.19 trunk roads both of which are located within 8 miles travelling distance of the property and offer access to all the major centres of commerce locally and nationally and link into the main arterial road networks of the UK.

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 Trans-Pennine line which also calls at Northallerton and Darlington Stations. International Airports can be found at Durham Tees Valley (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. There are a number of Primary Schools in the area together with the recently constructed Catholic 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.

**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.

Additional leisure activities in and around Northallerton can be enjoyed at the local Northallerton Rugby Club, Northallerton Football Club and a number of gyms within the town.

## DESCRIPTION

A modern attractively presented 2-bedroomed 2<sup>nd</sup> floor apartment in this recently constructed luxury block of similar apartments.

Internally the property is well laid out and spacious and immaculately presented. Externally it enjoys the benefit of designated parking and is situated in a good position.

Early Viewing Recommended.

## ACCOMMODATION

In through communal entrance up carpeted communal stairs to:

First Floor Landing

In through beech effect fire door into:

### Entrance Hall

**2.23m x 2.92m (7'4" x 9'7") max**

Wall mounted electric heater. Ceiling light point. Telephone intercom. built in cloaks cupboard. Built in airing cupboard housing Falsacoil electric water heater. Door to:

### Open Plan Living Room

**5.64m x 4.11m (18'6" x 13'6") max overall**

Nicely divided into two distinct areas.

Kitchen area has an attractive range of white base and wall cupboards, with brushed steel door furniture comprising a good range of base and wall cupboards, work surfaces with inset single drainer, single bowl stainless steel sink unit having mixer tap over. Built in brushed steel Philips Whirlpool electric oven topped with Whirlpool Schott Ceran four ring hob. Whirlpool

extractor over hob with inset extractor and light. Unit matched top. Space and plumbing for auto wash. Wood laminate floor. Tiled splashbacks. Ceiling light point. Seating Area is carpeted and has two Ceiling light points. Wall mounted electric heater. Windows to two sides. TV point. Telephone point. Space for fridge freezer.

### **Double Bedroom**

**3.28m x 2.89m (10'9" x 9'6")**

With built in 2 x double wardrobes having cloaks hanging rail with shelved storage over. Ceiling light point. Electric heater. Telephone point.

### **Bedroom 2**

**12' 4" x 6' 1" (3.76m x 1.86m)**

With ceiling light point, wall mounted Dimplex thermostatically controlled heater.

### **Bathroom**

Has attractive white suite comprising fully tiled around bath with a Hydromat mains shower over bath. Panelled bath. Duoflush WC. Unit inset wash basin with cupboard storage beneath. Shelved storage to side. Wall mounted electric towel rail and radiator. Shaver socket. Extractor fan.

## **GENERAL REMARKS & STIPULATIONS**

### **RENT:**

**£500.00** Per Calendar Month.

### **SERVICES:**

Mains water, electricity, gas and drainage. The Tenant will be responsible for paying all mains services and fuel consumed on the property.

### **PETS:**

The property is let on the condition that no animals or pets are kept on the property without the prior consent of the Landlord.

### **COUNCIL TAX BAND:**

The Tenant will be responsible for the Council Tax on the property and Hambleton District Council verbally informs us that the Council Tax Band is Band B.

### **REFERENCES:**

The Letting Agents will require references. Seriously interested parties should contact the Letting Agents for a form (one form per single person) which is to be completed and returned to them together with the sum of **£30.00** per form/per person.

### **DECORATION:**

The property will be let on the understanding that no decoration is undertaken by the Tenant without the prior consent of the Landlord.

### **AGENT'S FEES:**

The Tenant will pay the Agent's fees in preparing the Tenancy Agreement and Counterpart in the sum of **£176.25**.

### **BOND:**

The Tenant will be required to pay a Bond of **£600.00**. This sum will be returnable to the Tenant when he/she vacates the property provided that the Tenant has left the property in a clean and tidy condition and has not caused any damage to the property, subject to normal wear and tear and subject to all rents being paid up to date.

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#### 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 important 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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