

**19 ST JAMES DRIVE
ROMANBY, NORTHALLERTON DL7 8XG**



**2-BEDROOMED SEMI DETACHED BUNGALOW ON LARGE PLOT IN
ATTRACTIVE RESIDENTIAL AREA, CLOSE TO OPEN COUNTRYSIDE**

- Sealed Unit Double Glazing
- Gas Fired Central Heating
- Large Rear Garden
- Detached Garage
- Hardstanding for Parking
- Available for Early Occupation

PRICE: Offers in the Region of: £165,000

19 ST JAMES DRIVE, ROMANBY DL7 8XG

SITUATION

| | | | |
|------|----------|------------|----------|
| A1 | 6 miles | Thirsk | 9 miles |
| A19 | 6 miles | Darlington | 15 miles |
| York | 30 miles | Teesside | 16 miles |

(All Distances are Approximate)

St James Drive is attractively situated in one of the most sought after and highly desirable residential areas just outside the centre of Northallerton and the property occupies a nice sized corner plot in a quiet cul de sac with good sized gardens to front and rear And is close to attractive open countryside.

The property is ideally placed for access to all services and amenities being within easy walking distance of the Town Centre which enjoys a comprehensive range of local amenities, services, schools and shopping and the property itself is within the catchment area for a number of renowned schools within the Town which boasts 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 6 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 town of Northallerton is further complemented by an East Coast main line train station running 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.

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 hours 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 local Primary School at Broomfield together with the recently constructed Catholic School on the same site are both enjoying a enviable reputation and the property is within their catchment areas. Local comprehensive schools are to be found at Northallerton and Thirsk, whilst independent Schools are to be found at Yarm, Teesside High, Ripon Grammar, 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

The property comprises a mature semi detached brick built with clay tile roof 2-bedroomed bungalow residence which is situated on a good sized corner plot with detached garage with gardens and driveway to front whilst to the rear is a large predominantly flagged and shrubbed garden which benefits from being on a good corner site and having above average sized gardens. To the front is a lawned garden with a shrubbed area with flagged walkway to side leading to a gate to the rear. The property has close boarded fencing to three sides giving a high degree of privacy.

The property has the benefit of wooden sealed unit double glazing and gas fired central heating, it would benefit from some updating and modernisation. At present it enjoys two bedrooms, kitchen with good range of base and wall cupboards and bathroom. The property has a detached garage and to the front is hard-standing for parking.

The offering of this property presents an opportunity for the discerning purchaser to acquire a good sized, 2-bedroomed semi detached bungalow in a good residential area within walking distance of the town centre and close to open countryside. The property is offered chain free and available for early completion.

ACCOMMODATION

In through hardwood front door with etched glass light to top and etched glass panels to side leading into:

Entrance Hall
2.21m x 1.45m (7'3" x 4'9")

With ceiling light point. Radiator. Cloaks hanging. Door to living room. Door to:

Kitchen

3.33m x 2.38m (10'11" x 7'10")

With range of base and wall cupboards, work surfaces with inset single drainer, single bowl stainless steel sink unit. Space and plumbing for auto wash. Built in Tricity 600 oven topped with New World series 2 four ring gas hob. Myson kickspace electric heaters. Space for fridge freezer. Tiled splashbacks. Ceiling light point. UPVC sealed unit double glazed door to side.

Living Room

4.93m x 3.63m (16'2" x 11'11")

With covered corniced ceiling. Ceiling light point. Radiator. Moulded fire surround with marble effect backplate and hearth. Hearth mounted electric fire. Ceiling light point. Wall light point. Door to rear leads into:

Rear Hallway

1.88m x 1.16m (6'2" x 3'10")

Attic access and ceiling light point. Good sized shelved airing cupboard. Telephone point.

Bedroom No 1

2.74m x 4.67m (9' x 15'4")

Radiator. Ceiling light point. Nice views out onto rear garden.

Bedroom No. 2

2.66m x 3.13m (8'9" x 10'3")

Radiator. Ceiling light point.

Bathroom

1.67m x 1.88m (5'6" x 6'2")

Suite comprising panelled bath having mixer tap with shower attachment over. Tiled around shower area. Half tiled to remainder. Matching WC and pedestal wash basin. Tiled to rear. Ceiling light point. Radiator.

Detached Garage

2.74m x 5.36m (9' x 17'7")

Brick built with clay tile roof. Up and over door to front. Pedestrian door to side. Light and power. Cold water supply.

GARDENS

Rear garden is of a good size and principally laid to flagged patio and large shrub and rose beds. It should be noted that this bungalow sits on a very good sized plot. To the side of the property is an area that has previously been a rhubarb bed.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

TENURE

Freehold with Vacant Possession upon completion.

SERVICES

Mains Water, Electricity, Gas and Drainage.

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire

COUNCIL TAX BAND

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



Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 62 | 74 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Environmental (CO₂) Impact Rating

| | Current | Potential |
|---|-------------------------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 59 | 73 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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