

**38 AINDERBY ROAD  
ROMANBY, NORTHALLERTON DL7 8HG**



**A WELL LAID OUT & SPACIOUS ATTRACTIVE TRADITIONAL 3-BEDROOMED FAMILY HOUSE IN EXCELLENT VILLAGE LOCATION**

- Traditional 3-Bedroom Semi Detached House
- Tremendous Scope for Updating & Modernisation
- Scope to Extend Subject to Planning Permissions
- Good Sized Plot with Gardens to Front & Rear
- Detached Garage
- Sought After Village Location

**Offers in the Region of £165,000**  
**OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION**

# 38 AINDERBY ROAD, NORTHALLERTON DL7 8HG

## 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)

The property is attractively situated in this much sought after and highly desirable residential village of Romanby, which is situated on the outskirts of Northallerton the County Town of North Yorkshire.

The property is within easy reach of the local amenities within the village of Romanby and the town of Northallerton.

The village of Romanby has a good range of Churches, Shops, Primary Schools and Public Houses, whilst the nearby town of Northallerton enjoys a full and comprehensive range of educational, recreational and medical facilities together with weekly markets and varied shopping.

Additional market town shopping is available at Bedale, Thirsk and Darlington whilst the major centres for shopping are situated at York, Teesside and Middlesbrough.

Northallerton enjoys excellent commuting via the A.1 and A.19 trunk roads both of which are within 7 miles of the property and offer access to all the major centres of commerce locally and nationally. The town of Northallerton enjoys the benefit of an East Coast mainline train station on the London to Edinburgh line which brings London within 2 ½ hours commuting time and additionally via the Transpennine line which calls at these stations there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

International Airports can be found at Durham Tees Valley (30 minutes), Newcastle, Leeds/Bradford and Manchester.

Northallerton lies between the North Yorkshire Dales and the North Yorkshire Moors National Park where much renowned walking, riding and leisure activities can be found.

Additionally the property lies within an hour of the Coast at Whitby, Scarborough and Redcar where further extensive leisure activities can be found.

Within and around Northallerton there are excellent leisure activities extending to golf, cricket, football, rugby, riding, cycling, fishing and shooting.

## AMENITIES

**Fishing** - the property is attractively placed in an area renowned for its quality fishing both coarse and game. Additionally the property lies between the North Yorkshire Moors and the North Yorkshire Dales National Park where many renowned leisure activities are to be enjoyed.

**Racing** – Thirsk, Catterick, Ripon, York, Beverley, Doncaster, Redcar and Newcastle.

**Golf** – Romanby (Northallerton), Thirsk, Bedale and Darlington

**Communications** – the property enjoys excellent communications as previously detailed and lies in an area which has outstanding commuting opportunity. The property is conveniently situated on a bus route which serves Darlington, Bedale and Northallerton town centre.

## DESCRIPTION

The property comprises an attractive brick built with clay pantile roof 3-bedroomed, traditional semi detached family house situated on a good sized plot in a sought after residential area. The property has scope for updating and modernisation and could subject to Purchasers requirements carry an extension to side and rear subject to necessary Planning Permission. It stands in an excellent position with gardens to front and rear, the rear garden being of a good size and providing a nice backdrop to the property. To the extreme rear of the property is a good sized detached garage with space to side offering scope for a larger garage subject to Purchasers requirements and the necessary Planning Permissions. Internally the property has a host of original features including art deco original doors, wood panelling to the stairs and laid natural wood floor in the hallway.

Internally the property is well laid out and spacious with a very good sized sitting room, attractive entrance hall, kitchen with pantry and utility room off together with downstairs WC offering scope to provide a larger kitchen subject to requirements. Separate Dining Room having leaded french doors out to the rear patio and gardens. On the first floor there are three good sized bedrooms together with bathroom and separate WC.

The property is approached from the front through wrought iron gate with low level boundary walls to either side topped with well maintained mature shaped conifer hedging. There is a flagged walkway to front door with, to either side of the walkway, nicely defined lawn garden areas with attractive mature shrub borders, which are well stocked. There is a concrete walkway that continues around the property and there is a gated access into the rear. The rear of the property opens up to a flagged patio and additional raised flagged patio on which there is a base for shed. There are steps down to rear garden which is lawned and has hedged boundaries to either side. At the far end of the garden there is a precast concrete garage with a gated access at the side which gives access to rear garden. To the rear of the garage there is an hardstanding area and the garage is accessed via a private rear roadway.

## ACCOMMODATION

In under covered entrance with a tiled floor and wood panelled ceiling with ceiling light point. Trellising and archway to side. In through hardwood front door with brass door furniture and central leaded and coloured glass light into:

### Entrance Hall 2.44m x 2.46m (8' x 8'1")

With a stained and polished wood floor. Panelled staircase to first floor. Ceiling light point. Radiator. Door to understairs store cupboard. Telephone point. Door to side leads to:

### Sitting Room 3.63m x 5.28m (11'11" x 17'4") max into bay

Fitted picture rail. Radiator. Two wall light points. Feature stone surround fireplace with heavy mahogany stained and polished mantle shelf, natural laid stone flag, inset living flame gas fire. Built in shelved bookcase / storage shelving. Telephone point. Folding French doors through into:

### Dining Room 3.05m x 3.33m (10' x 10'11")

Picture rail. Ceiling light point. Radiator. Leaded glass french doors out to rear patio and gardens. Door to:

### **Kitchen**

**3.23m x 3.02m (10'7" x 9'11")**

With fitted kitchen comprising range of base and wall cupboards, work surfaces with inset single drainer, single bowl stainless steel sink unit having mixer tap over. Space and point for gas / electric cooker. Floor mounted Thorn gas fired central heating boiler. Store cupboard to side of boiler. Window mounted extractor fan. Radiator. Ceiling light point. Tiled splashbacks. Door to:

### **Pantry**

**1.34m x 0.86m (4'5" x 2'10")**

With shelving.

### **Utility Room**

**1.83m x 2.13m (6' x 7')**

Space and plumbing for auto wash. Space for additional appliance. Floor mounted broom cupboard. Radiator. Ceiling light point. Fitted high level shelf. With door to rear leading to outside. Door through to:

### **Downstairs WC**

**1.40m x 0.73m (4'7" x 2'5")**

With Japcap WC. Ceiling light point. Opaque window to side.

Stairs to First Floor have oak balustrade and panelling leading up to:

### **First Floor Landing**

**4.57m x 0.91m (15' x 3') plus recess leading to upstairs WC.**

Attic access. Radiator.

### **Bedroom No. 2**

**3.63m x 3.53m (11'11" x 11'7")**

Fitted picture rail. Overbed light pull. Radiator.

### **Bedroom No. 1**

**3.74m x 3.33m (12'3" x 10'11")**

Radiator. Ceiling light point. Overbed light pull. Fitted picture rail. Cloaks hanging rail and shelved storage over. Built in wardrobe with cloaks hanging rail and shelved storage over. Exposed and stained polished floor. Nice views out onto rear garden.

### **Bedroom No. 3**

**3.20m x 2.74m (10'6" x 9')**

Ceiling light point. Exposed pine floor. Radiator. Built in wardrobe with cloaks hanging rail and shelved storage over.

### **Bathroom**

**2.23m x 1.90m (7'4" x 6'3")**

With cast panel bath. Viceroy pedestal wash basin. Mira Event electric shower over bath. Attractive black and white tiling around bath. Ceiling light point. Wall mounted electric heater. Airing cupboard housing lagged cylinder and immersion heater with shelved storage over.

### **Separate WC**

**0.84m x 1.67m (2'9" x 5'6")**

Ceiling light point. Window to rear. WC.

### **OUTSIDE**

#### **Garage**

**2.51m x 4.88m (8'3" x 16')**

Precast. Window at rear. Up and over door to front.

### **GARDENS**

The property is approached from the front through wrought iron gate with low level boundary walls to either side topped with well maintained mature shaped conifer hedging. There is a flagged walkway to front door with, to either side of the walkway, nicely defined lawned garden areas with attractive mature shrub borders, which are well stocked.

The rear of the property up into an attractive raised flagged patio which can also offer excellent base for sun room / conservatory etc. subject to the necessary Planning Permissions and has an additional raised patio which present has shed. Steps down to the rear garden between the two raised areas and run down to a lawned area which has hedged boundaries to either side and is predominantly lawned with a central mature tree. The garden then runs into a more natural area with a host of shrubs etc. and a walkway down past the pre-cast concrete garage with a corrugated roof. There is hardstanding to the rear of the garage.

### **GENERAL REMARKS & STIPULATIONS**

#### **VIEWING**

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

#### **TENURE**

Freehold with Vacant Possession upon completion.

#### **SERVICES**

Mains Water, Electricity and Drainage.

#### **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. The current charge is £1274.52.



**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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