

**23 ROMANBY ROAD  
NORTHALLERTON DL7 8NE**



**AN ATTRACTIVELY PRESENTED WELL LAID AND SPACIOUS  
SUPERBLY POSITIONED 4 BEDROOM TOWN HOUSE RESIDENCE**

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Well Laid Out, Attractive and Spacious
- Recently Installed Fully Fitted Quality Kitchen
- Attached Garage
- Good Sized Patio, Decking & Lawned Garden To Rear

**Offers in the Region of £245,000**

# 23 ROMANBY ROAD, NORTHALLERTON

## SITUATION

A.1	7 miles	York	30 miles
Darlington	15 miles	A.19	6 miles
Thirsk	7 miles	Teesside	16 miles

(All Distances are Approximate)

**Romanby Road** is very conveniently situated just of Northallerton High Street in this much sought after and highly desirable residential town, the County Town of North Yorkshire. The property is within easy walking distance of the Town Centre, the Railway Station, County Hall, Friarage Hospital and all local amenities.

The Town centre enjoys a comprehensive range of educational, recreational and medical facilities together with good shopping, twice weekly markets 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 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 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 Teesside (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

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

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

**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.

**Schools** – the area is well served by good state and independent schools with a number of renowned Schools within the area. 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.

## DESCRIPTION

**23 Romanby Road, Northallerton** comprises an immaculately presented and sympathetically restored 4-bedroomed traditional town house residence which has under the present ownership undergone a complete scheme of refurbishment to provide particularly well laid out and attractively presented, light and airy accommodation.

The property has the benefit of combination gas fired central heating and has retained a host of original features including polished wood floors, coved corniced ceiling, UPVC sash windows and French doors to windows leading out to patio, decking and rear garden.

Internally the property enjoys the benefit of well laid out and spacious 4 bedroomed accommodation with two good sized reception rooms, both of which have the benefit of open fires whilst under the under the present ownership a newly fully fitted quality shaker style kitchen has been installed together with good appliances. On the first floor the property enjoys the benefit of four bedrooms with scope to provide en-suite to the master subject to purchasers' requirements and necessary Building Regulations.

The rear garden extends to patio, decking with purpose built pergola through which are lawned gardens with extensive concrete hardstanding for a number of vehicles and giving access to the attached good sized Garage and Utility Room. Access to the rear is gained via a private road and the property enjoys a high degree of privacy to the rear.

## ACCOMMODATION

To the front are low level brick retaining walls behind which there is a concrete pathway to front door with extensive chippings area to front of house.

In through hardwood front door with glazed light above to:

### Entrance Vestibule 1.65m x 1.50m (5'5" x 4'11")

With original mosaic tiled floor, coved corniced ceiling with centre ceiling light point and inset matwell. In through wooden doors with etched glass central panel and etched glass lights to side leading into:

### **Entrance Hall**

**7.29m x 1.80m (23'11" x 5'11") max**

With stripped and exposed varnished and polished wood floor. Coved corniced ceiling. Stairs to First Floor. Ceiling light point and radiator. Good sized understairs storage cupboard.

### **Downstairs Cloaks / Shower Room**

**2.49m x 0.81m (8'2" x 2'8") max**

With fully tiled shower cubicle with Mira 415 mains shower, low level WC with concealed cistern, wall mounted wash basin with tiled splashback. Extractor fan. Inset ceiling light spots. Radiator.

### **Sitting Room**

**4.62m x 4.50m (15'2" x 14'9")**

With traditional high coved corniced ceiling with large and very ornate centre ceiling rose incorporating ceiling light point. Exposed polished and varnished floorboards. Feature moulded fire surround with inset cast grate with original Victorian surround with inset original basket grate. Tiled hearth and matching mantle shelf. Built in window seat with storage beneath. Radiator. TV point. 2-wall light points together with original picture rail.

### **Dining Room**

**3.94m x 4.16m (12'11" x 13'8")**

Coved and corniced with centre ceiling rose incorporating ceiling light point. Picture rail. Feature fireplace comprising stained and polished pine surround and mantle shelf, Tiled backplate and tiled hearth. Inset open grate. Built in chimney breast alcove shelving and storage. Polished wood flooring. TV point. UPVC sealed unit double glazed french doors out to rear garden.

### **Kitchen**

**6.40m x 2.76m (21' x 9'1") max**

With recently fitted shaker style kitchen comprising extensive range of base cupboards topped with beech worksurfaces with inset Belfast sink with mixer tap over. Space and plumbing for auto wash with unit matched door front. Built Lamona dishwasher. Space and point for larder fridge. Tiled splashbacks. Centre point for gas/electric Range type cooker with extractor hood and light over. Velux roof light. Inset ceiling light spots. Double glazed door and window out onto patio. Heated towel rail and radiator. TV point.

### **Stairs to First Floor**

With mahogany balustrade with painted spindles and mahogany posts leading up to:

### **Half Landing**

**1.72m x 3.10m (5'8" x 10'2")**

With attic access and access to:

### **Bedroom No. 4**

**2.87m x 2.01m (9'5" x 6'7").**

Ceiling light point. Radiator. Built in wall length storage cupboards with glass fronted doors incorporating wardrobe with cloaks hanging rail and shelved storage over. Central shelved storage area. Airing cupboard/ boiler cupboard with wall mounted combination gas fired central heating boiler with shelved storage.

### **Bathroom**

**1.86m x 1.72m (6'1" x 5'8")**

With suite comprising panelled bath, matching pedestal wash basin and WC. Fully tiled walls with inset ceiling light spots. Heated towel and radiator. Mosaic tiled floor.

Steps up from Half Landing to:

### **Main Landing**

**3.66m x 2.52m (12' x 8'3")**

With over stairs coloured glass ceiling light benefitting from natural light via roof light. Ceiling light point. Access to:

### **Bedroom No. 1**

**3.94m x 4.30m (12'11" x 14'1") max into chimney breast alcoves**

Ornamental cast fire surround and mantle shelf. Coved corniced ceiling. Ceiling light point. Double radiator. Overbed light pull.

### **Bedroom No. 2**

**3.48m x 3.96m (11'5" x 13')**

With coved corniced ceiling. Ceiling light point with ceiling rose. Overbed light pull. Radiator. Built in wardrobe with cloaks hanging and shelved storage over.

### **Bedroom No. 3**

**2.52m x 2.84m (8'3" x 9'4")**

Inset ceiling light spots and radiator. Telephone point. TV point.

## **OUTSIDE**

Decking to the rear which leads off the Living Room. Steps down to the main concrete patio area with built in barbecue which then leads down to the main rear garden. Chippings walkway through to the driveway. The main rear garden is lawned with shrub borders. Concrete driveway that comes through the garden which is accessed through twin five bar gates off a private road that runs to the rear of Romanby Road and gives access to the:

### **Garage**

**4.34m x 5.08m (14'3" x 9'5")**

Concrete floor, pedestrian door to rear, up and over door to front and light.

## **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.

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

**Local Authority** - Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire Tel: (01609) 779977



#### 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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