

**8 HONEYSUCKLE CLOSE**  
**ROMANBY, NORTHALLERTON, DL7 8FD**



**A MOST ATTRACTIVELY PRESENTED, WELL LAID OUT & SPACIOUS 4-BEDROOMED FAMILY RESIDENCE SITUATED IN A SUPERB PREMIER RESIDENTIAL LOCATION WITHIN EASY REACH OF ALL LOCAL AMENITIES**

- Immaculately Presented Throughout
- Quality Fitted Kitchen, En Suite & Bathroom
- Situated on Attractive Good Sized Plot
- Low Maintenance Gardens
- Gas Fired Central Heating
- Within Walking Distance of Excellent Amenities

**OFFERS IN THE REGION OF £250,000**  
**NO CHAIN**

# 8 HONEYSUCKLE CLOSE, ROMANBY, NORTHALLERTON DL7 8FD

## SITUATION

A1	7 miles	Thirsk	7 miles
A19	7 miles	Catterick	10 miles
Darlington	15 miles	York	30 miles
Teesside	16 miles		

(All distances are approximate)

**Honeysuckle Close** at Romanby is very conveniently situated on the southern approach to Northallerton, the County Town of North Yorkshire. The property is situated on a very quiet plot in this superb residential location which is nicely set back from any major or minor roads and this area is regarded as a highly desirable residential area on the southern fringe of Northallerton. The property occupies a nice sized plot which enjoys a high degree of privacy and has private lawned gardens to the rear.

The property is ideally placed for access to all services and amenities being within walking distance of the Railway Station, County Hall, the Town Centre and excellent local amenities.

Market town shopping is available in Northallerton and there are additional market towns with excellent shopping available at Thirsk, Bedale and Richmond whilst the major centres of commerce can be found at Darlington, Teesside, Middlesbrough and York.

The town of Northallerton is complemented by an East Coast Mainline Train Station within walking distance of the property and runs from London to Edinburgh bringing London within 2 ½ hours commuting time and additionally providing access via the Transpennine Line 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 in an area of particularly attractive countryside and is situated within an hours travelling distance of the North 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

**Walking & Cycling** – the area is well served for attractive walking and cycling with some particularly attractive countryside and scenery around Northallerton.

**Schools** – the area is well served by good state and independent schools. There are a number of locally renowned primary schools 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.

**Leisure Centres** – Northallerton, Bedale, Richmond and Darlington.

Additional leisure activities in and around Northallerton can be enjoyed at the local Northallerton Rugby Club, Northallerton.

## DESCRIPTION

**8 Honeysuckle Close** comprises an immaculately presented, well laid out and spacious, attractively positioned 4 bedroomed, detached family house of quality and distinction which has been well maintained by the present owners. Externally the property enjoys the benefit of tarmac driveway to front with chippings and hardstanding for a number of vehicles. To the rear the property enjoys the benefit of flagged patio together with attractive lawned gardens which enjoy close boarded fencing to all sides and have deep shrub borders. The rear garden enjoys a particularly high degree of privacy and additionally has flag and chipped stone patio together with a wooden shed and additional chipped storage area to side.

Internally the property enjoys the benefit of wooden sealed unit double-glazing and gas fired central heating. Under the present ownership the property has been well maintained and benefits from fully fitted kitchen, attractive en suite shower room to the master bedroom and quality fitted family bathroom.

The offering of **8 Honeysuckle Close** provides an excellent opportunity for the discerning purchaser to acquire a 4-bedroomed property in a superior residential location on a nice sized plot which enjoys a high degree of privacy.

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

## ACCOMMODATION

In through hardwood front door with etched leaded glass panel into:

### Entrance Hall

**16' 9" x 3' 9" (5.11m x 1.13m)** with coved cornice ceiling, ceiling light point, stairs to first floor, radiator, under stairs storage cupboard.

Door through into:

### Cloakroom

**2' 10" x 6' 5" (0.86m x 1.96m)** with ceiling light point. Suite comprising WC. Unit inset washbasin with mixer tap over and cupboard storage beneath and tiled splashback. Wall mounted heated towel rail/radiator. Attractive halcyon tiled floor.

### **Sitting Room**

**11' 2" x 15' 5" (3.40m x 4.70m)** max into bay

With display window ledge. Coved cornice ceiling. Ceiling light point. Feature cut stone fire surround with marble back plate and hearth. Inset electric fire. Television point. Telephone point.

Internal French doors lead through into:

### **Dining Room**

**11' 2" x 8' 11" (3.40m x 2.72m)**. Coved cornice ceiling, ceiling light point, double radiator. Sliding double glazed patio doors to rear giving access to flagged patio and gardens.

### **Breakfast Kitchen**

**9' 7" x 15' 4" (2.92m x 4.67m)**. Very attractive range of walnut fronted base and wall cupboards, marble effect work surfaces with inset single drainer 1 ½ bowl stainless steel sink unit with easy turn mixer tap over. Space and point for gas and/or electric cooker of the range variety with panel splashback. Brushed steel and glass extractor over with inset extractor and light. Space and plumbing for auto wash. Built in Indesit dishwasher with unit matched door to front. Space and point for fridge freezer. Wall mounted slimline full height radiator. Tiled splashbacks. Unit matched display shelves into corner. Ceiling light point. Television point. Natural stone tiled floor. Good views out onto rear garden with twin windows providing high degree of natural light. Wooden sealed unit double glazed door out onto side giving access to the side and rear garden.

Cloaks hanging near steps to first floor. Painted balustrade and spindles leading onto:

### **Landing**

**6' 1" x 8' 2" (1.86m x 2.49m)** with ceiling light point over stairwell. Attic access.

### **Master Bedroom**

**11' 9" x 11' 0" (3.58m x 3.35m)** max with coved cornice ceiling, ceiling light point, radiator. Built in full length mirror fronted folding door wardrobes with inset good mix of cloaks hanging rails together with shelf storage and useful shoe storage beneath. Additional shelved storage over. Television point. Door to:

### **En Suite Shower Room**

**11' 9" x 2' 11" (3.58m x 0.89m)** with suite comprising fully tiled shower cubicle in terracotta tiles with thermostatic mains shower with folding glass shower door to front. Matching duo flush WC together with unit inset wash basin enjoying drawer and cupboard storage beneath. Chrome mixer tap over. The remainder of the shower room is tiled in natural terracotta tiles with a contrasting mini tiled dado rail. Inset ceiling light spots. Ceiling light point. Ceiling mounted Greenwood extractor fan. Wall mounted heated towel rail/radiator and dark wood laminate flooring.

### **Bedroom 2**

**11' 10" x 8' 7" (3.60m x 2.62m)** with coved cornice ceiling, ceiling light point. Double radiator. Good views out onto rear garden.

### **Bedroom 3**

**7' 9" x 23' 1" (2.35m x 7.04)** offering tremendous scope for a further En Suite Bedroom or useful teenager's bed sitting room. Windows to either end. Inset ceiling light spots. 2 x radiators. 2 x wall light points. Telephone point and television point.

### **Bedroom 4**

**6' 10" x 8' 10" (2.08m x 2.69m)** with built in airing cupboard housing lagged cylinder and immersion heater with shelved storage to front. The room enjoys the benefit of good views out to the front, radiator.

### **Bathroom**

**5' 5" x 6' 9" (1.65m x 2.05m)**. Fully tiled around panelled bath with contrasting tiled dado rail. Wall mounted Miras Sprint electric power shower. Moulded coved cornice ceiling. Half tiling to rear of concealed unit WC. Unit inset wash basin with mixer tap over. Cupboard storage beneath. Useful shelved storage to side. Ceiling light point. Inset ceiling light spots over washbasin, Greenwood Air Vac extractor fan, wall mounted chrome heated towel rail/radiator.

## **OUTSIDE**

### **Garage**

**16' 3" x 7' 11" (4.96m x 2.41m)**

Integral garage and has roller shutter door to front. Light and power. Concrete floor.

## **GARDENS**

Externally the property enjoys the benefit of tarmac driveway to front with chippings and hardstanding for a number of vehicles. To the rear the property enjoys the benefit of flagged patio together with attractive lawned gardens which enjoy close boarded fencing to all sides and have deep shrub borders. The rear garden enjoys a particularly high degree of privacy and additionally has flag and chipped stone patio together with wooden shed and additional chipped storage area to side.

## **GENERAL REMARKS & STIPULATIONS**

### **VIEWING:**

By arrangement through Northallerton Estate Agency – tel. no. 01609 – 771959.

### **SERVICES:**

Mains water, electricity, drainage, gas.

### **TENURE:**

Freehold with Vacant Possession on completion.

### **LOCAL COUNCIL:**

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – tel. no. 01609 – 779977.

### **COUNCIL TAX:**

We are verbally informed by Hambleton District Council that the Council Tax Band is Band D. The current charge is £1433.84.



**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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