

38 ROMANBY ROAD
NORTHALLERTON DL7 8NF



**AN ATTRACTIVELY PRESENTED, WELL LAID OUT & SPACIOUS
4-BEDROOMED, CONVENIENTLY POSITIONED TRADITIONAL TOWN
HOUSE RESIDENCE**

- Spacious 4 Bedroomed Family Accommodation
- Gas Fired Central Heating
- Attractively Presented Throughout
- Large Kitchen + Two Further Reception Rooms
- UPVC Sealed Unit Double Glazing
- Private Enclosed Seating Area / Garden to Rear

OFFERS IN THE REGION OF £179,950

38 ROMANBY ROAD, NORTHALLERTON DL7 8NF

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 off 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

38 Romanby Road, Northallerton comprises a very attractively presented and sympathetically restored 4-bedroomed traditional town house residence which has under the present ownership enjoyed thoughtful refurbishment and maintenance to provide for an attractively presented cottage style property which enjoys well laid out, attractive, light and airy accommodation. The property enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating together with exposed polished wood floors, inset fireplaces and wood burning stoves to provide a very cosy, yet surprisingly spacious accommodation layout.

On the ground floor the property enjoys two good sized reception rooms plus a breakfast kitchen and ancillary store rooms, utility and downstairs WC. On the first floor are three good sized double bedrooms together with a useful single and family bathroom. There is scope on the first floor to provide for an additional staircase to the second storey where subject to Purchasers requirements and the necessary building regulations is space for additional accommodation to the attic.

Externally to the front the property enjoys a concrete front seating area and shrubbery whilst to the rear is a laid cobbled and brick traditional yard and patio with raised shrubberies and water feature. A pedestrian gate at the rear gives access to the private rear access across from which there is a small area of raised shrubbery.

To the front the property has low level ornamental brick wall with concrete pathway to side. Concrete front seating area with shrubbery.

ACCOMMODATION

In through hardwood front door with wrought iron door furniture and into:

Entrance Vestibule
1.04m x 1.42m (3'5" x 4'8")

Coved corniced ceiling. Ceiling light point. Fitted dado rail. Inset matwell. Internal half glazed door into:

Entrance Hall
3.30m x 1.01m (10'10" x 3'4")

Exposed and polished natural wood floor. Coved corniced ceiling. Ceiling light point. Fitted dado rail. Stairs to First Floor.

Sitting Room
4.29m x 4.23m (14'1" x 13'11") max into bay

Deep bay seat. Feature fireplace comprising cut stone fire surround with cut marble hearth and backplate. Inset living flame gas fire. Coved corniced ceiling. Ceiling light point. Double radiator. TV point. Telephone point. Continuation of the natural stripped and polished pine flooring.

Living Room
4.34m x 3.93m (14'3" x 12'11")

Presently utilised as dining room and enjoying feature fireplace comprising black cut marble hearth together with brick lintel, hearth mounted cast wood burning stove. Fitted picture rail. Four wall light points. Once Ceiling light point. Double radiator. Stripped and polished natural wood floor. Telephone point. Archway through to Breakfast Kitchen. Door to good sized understairs store cupboard (3' x 9' approx) with cloaks hanging, shelving and Ceiling light point.

Breakfast Kitchen
3.40m x 2.74m (11'2" x 9')

Attractive kitchen comprising painted base and wall cupboards, natural wood work surfaces with inset Belfast sink having mixer tap over. Built in electric oven topped with four ring New World brushed steel gas hob. Tiled splashbacks. Ceiling light point. Former chimney breast alcove recess providing attractive area for breakfast table. Built in shelved pantry cupboard with natural stripped pine door to front. Wood laminate floor. Doorway through to:

Utility Room
1.93m x 2.74m (6'4" x 9')

Wood laminate floor. Ceiling light point. Space and plumbing for auto wash. Space for fridge freezer and additional appliances. Hardwood upper glazed rear door leading to outside and an internal door giving access to:

Downstairs WC
1.34m x 1.08m (4'5" x 3'7") max

Fully pine panelled has concealed cistern. Picture window. Greenwood Airvac extractor fan. Ceiling light point.

Stairs to First Floor have stained and polished mahogany balustrade leading up to First Floor Landing. There are front and rear landings.

Front Landing
5.08m x 0.86m (16'8" x 2'10")

Ceiling light point. Double radiator. Fitted dado rail. Attic access. Useful rebate which could subject to purchasers requirements and the necessary Planning Permission provide for staircase to second storey and possible attic conversion. Telephone point. Small built in shelved linen cupboard.

Bedroom No 1
3.78m x 3.47m (12'5" x 11'5")

With Ceiling light point. Double radiator. Built in shelved chimney breast store cupboard. Further recess for wardrobe etc.

Bedroom No. 4
1.80m x 2.81m (5'11" x 9'3")

Ceiling light point. Coved ceiling. Radiator.

Bedroom No. 2
3.93m x 3.47m (12'11" x 11'5")

Double radiator. Ceiling light point. Built in shelved store cupboard with useful storage space above.

Rear Landing
2.05m x 0.83m (6'9" x 2'9")

With leaded and coloured glass roof light providing for a nice degree of natural light.

Bedroom No. 3
2.74m x 3.50m (9' x 11'6")

Ceiling light point. Built in linen cupboard which is shelved with useful storage over. Built in airing cupboard housing lagged cylinder and immersion heater with shelved storage over.

Bathroom
2.25m x 1.67m (7'5" x 5'6")

Suite comprising painted panel cast bath. Jetcap high cistern WC. Unit inset wash basin with cupboard storage beneath and tiled splashback around. Inset over basin spots. Rear shaving mirror. Wood laminate floor. Ceiling light point.

OUTSIDE

To the rear is a laid cobble and brick rear yard and patio with raised shrubbery and water feature to side. Pedestrian gate at rear gives access to private rear access. Adjacent shed. Built in barbecue and wood store.

Further to the rear is a raised shrubbery and part ownership walkway.

GENERAL REMARKS & STIPULATIONS

VIEWING:

By appointment through Northallerton Estate Agency – Tel. no. 01609 – 771959.

SERVICES:

Mains water, electricity, gas and drainage.

TENURE:

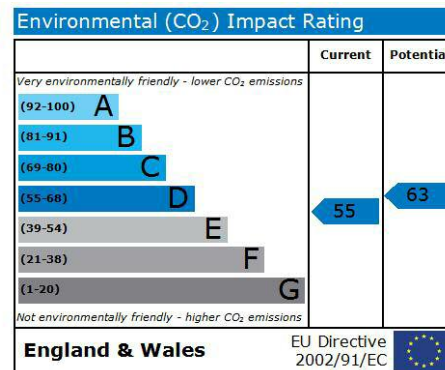
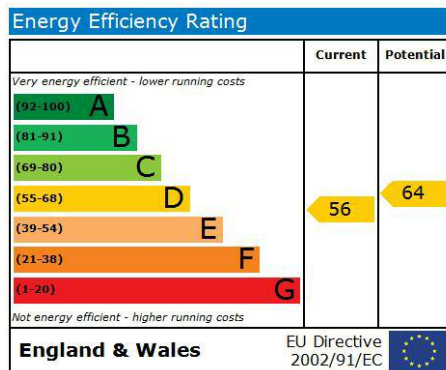
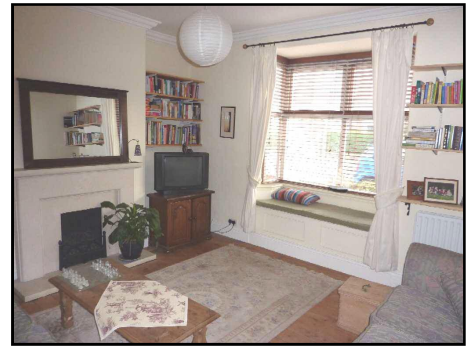
Freehold with Vacant Possession upon completion.

COUNCIL TAX BAND:

We are verbally informed by Hambleton District Council that the Council Tax Band is Band B. The current charge is £1165.80 per annum.

LOCAL AUTHORITY:

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