

34 NEWSHAM WAY
Romanby, Northallerton



**AN ATTRACTIVELY PRESENTED, WELL LAID OUT & SPACIOUS 2-BEDROOMED
DETACHED BUNGALOW RESIDENCE SITUATED ON A EXTENSIVE CORNER PLOT
WITH TREMENDOUS SCOPE FOR REDEVELOPMENT**

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Occupying Large Double Corner Plot
- Great Scope for Updating & Modernisation
- Potential Redevelopment Subject to PP's
- Well Laid Out Grounds & Gardens

Offers in the Region of: £250,000

Offered Chains Free & Available for Early Completion

34 Newsham Way, Romanby, Northallerton

SITUATION

A1	6 miles	A19	7 miles
Richmond	15 miles	Bedale	7 miles
Teesside	16 miles	Darlington	18 miles
York	30 miles	Thirsk	7 miles

Newsham Way is nicely and conveniently situated just off Ainderby Road which enjoys direct access onto the Northallerton/Bedale Road. The property is within easy walking distance of local amenities and within easy reach of Northallerton Town Centre and also the main centres of commerce in the area.

The property occupies a particularly attractive and substantial slightly elevated double plot in a quiet location in this excellent residential area.

The town of Northallerton boasts a comprehensive range of educational, recreational and medical facilities together with good market town shopping and excellent access via the main arterial road networks of the A1 and A19, plus the main line train station at Northallerton and local International Airport at Durham Tees Valley (20 minutes).

Additional market town shopping is available at Thirsk, Bedale and Richmond and major centres of commerce can be found at Darlington, York, Middlesbrough and Teesside.

AMENITIES

Shopping – Market town shopping is available at Northallerton, Bedale, Thirsk, Darlington and Richmond.

The major centres of Teesside, Leeds, Durham and York are all readily accessible.

Hospitals – the Friarage Hospital in Northallerton is a renowned hospital and within close proximity.

Schools – the area is well served by good state and independent schools. Comprehensive schools at Northallerton, Thirsk, Bedale, Richmond and Darlington. Independent schools at Polam Hall (Darlington), Hurworth House, Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby and Cundall Manor.

Golf – Romanby (Northallerton), Bedale, Thirsk, Darlington, Richmond and Catterick.

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

Leisure Centres – Northallerton, Bedale, Richmond and Darlington.

DESCRIPTION

34 Newsham Way comprises a superbly positioned, well laid out and spacious 2- bedroomed detached bungalow residence

situated on a tremendous corner double plot with well-laid out substantial grounds and gardens.

The property is brick built with a pantile roof. It has UPVC sealed unit double-glazing and gas fired central heating. Internally it has well laid out and spacious 2-bedroomed accommodation and has enjoyed conversion of the garage to provide a large easy access en suite to master bedroom, together with large lounge and separate dining area and good sized kitchen, family bathroom and additional double bedroom. The property additionally enjoys the benefit of a substantial attic which at present is accessed via loft ladder but could subject to purchasers requirements and the necessary Planning Permissions or Building Regulations provide for significant additional accommodation.

As mentioned the property does stand on a large double plot and there is considered to be tremendous scope for redevelopment of the site subject to the necessary Planning Permissions.

The property is accessed through stone pillars with wrought iron gates onto concrete driveway giving access to the separate attached carport plus offering extensive hardstanding for a number of vehicles. The property stands in well-laid out, good sized lawned gardens to front and side which are nicely arranged behind stone wall and panelled boundaries. To the rear the garden overlooks a substantial area of raised shrub beds with central stepped area leading up to further raised areas at the rear which include flagged seating areas and based for a shed.

The offering of 34 Newsham Way at Romanby presents a tremendous opportunity to acquire a well laid out and spacious property situated on a large plot with numerous development opportunities.

ACCOMMODATION

In through UPVC sealed unit double glazed sliding front door into:

Entrance / Sun Lounge
2.28m x 3.01m (7'6" x 9'11")

Coved ceiling. Ceiling light point. Radiator. Internal hardwood opaque glazed door with inset bulls eyes leads into:

Dining Area
2.64m x 3.86m (8'8" x 12'8")

Ceiling light point. Coved ceiling. Two wall light points.

Open Plan Living Room
6.65m x 3.62m (21'10" x 11'11")

With coved ceiling. 5 wall light points. Feature fireplace in natural stone with hardwood mantle shelf, inset living flame gas fire and a copper and brass polished hearth with to the side matching natural stone plinth, hardwood topped. TV point.

Breakfast Kitchen

3.40m x 4.01m (11'2" x 13'2")

Range of base and wall cupboards, work surfaces with inset single drainer, single bowl coated sink unit having mixer tap over. Built in Zanussi ZSA 25 oven topped with SMEG 4 ring ceram hob with unit matched extractor hood over. Space for fridge. Attractive tiled splashbacks with inset display tiles. Coved ceiling. Ceiling light point. Telephone point. Wall mounted British Gas 330 gas fired central heating boiler. Attractive views over the rear garden.

Master Bedroom

3.22m x 3.15m (10'7" x 10'4") plus built in triple robes with full length mirrors.

Fitted range of bedroom furniture comprising 2 single wardrobes with hanging and storage with central dressing table. Radiator. Ceiling light point. Door leads to:

En Suite

3.45m x 2.38m (11'4" x 7'10")

Half tiled walls. Corner shower cubicle with Triton T70 Mark 4 electric shower. Matching pedestal wash basin and WC. Ceiling light point. Radiator. Shaver light, socket and mirror. Expelair extractor fan.

Inner Hallway

2.64m x 0.98m (8'8" x 3'3")

Attic access with fitted loft ladder. Ceiling light point.

Attic Area

Has previously been used and could subject to Purchasers requirements and the necessary Building Regulations provide for additional accommodation etc. It is presently divided into two areas.

Room

3.10m x 3.05m (10'2" x 10') max

With built in triple robe with hanging and storage. Radiator. Ceiling light point. Window looking onto side garden.

2nd Area

2.96m x 3.62m (9'9" x 11'11")

This is open with workbench. Ceiling light point. Panelled walls and ceiling.

Inner Area

2.30m x 1.39m (7'7" x 4'7")

Office area with fitted cabinets.

Bedroom No. 2

3.15m x 2.94m (10'4" x 9'8")

Ceiling light point. Radiator. Built in wardrobe with hanging rails and storage with full length mirrored door to front.

Family Bathroom

1.62m x 2.61m (5'4" x 8'7")

Easy access bath with mixer tap with shower attachment. Fully tiled with matching pedestal wash basin and WC. Wall mounted mirror fronted bathroom cabinet with shaver socket to side. Radiator. Wall mounted heater and light.

External Utility Room

3.07m x 2.49m (10'1" x 8'2")

With concrete floor. Ceiling light point. Corner plinth mounted Belfast sink. Space and plumbing for auto wash. Space for additional appliances together with extensive shelved storage.

Garden Shed

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

Wooded with felted roof.

GARDENS

The property stands in well-laid out, good-sized lawned gardens to front and side, which are nicely arranged behind stone wall and panelled boundaries. To the rear the garden overlooks a substantial area of raised shrub beds with central stepped area leading up to further raised areas at the rear which include flagged seating areas and based for a shed.

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment through Northallerton Estate Agency – Tel: (01609) 7711959.

TENURE

Freehold with Vacant Possession upon Completion.

SERVICES

Mains Water, Electricity and Drainage. Gas fired central heating.

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 D. The current charge is £1434.92.



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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