

**26 CHANTRY ROAD  
ROMANBY, NORTHALLERTON, DL7 8JL**



AN ATTRACTIVELY POSITIONED TWO BEDROOMED SEMI DETACHED BUNGALOW  
IN A MUCH SOUGHT AFTER AREA OF ROMANBY AND WITHIN WALKING DISTANCE  
OF ROMANBY GREEN AND AMENITIES

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Low Maintenance Gardens to Front & Rear
- Off Street Parking for Several Vehicles
- Scope for Garage, Extension and Modernisation
- Convenient for Good Range Local Amenities

**PRICE: OFFERS IN THE REGION OF £147,500**

# 26 CHANTRY ROAD

## SITUATION

A1	7 miles	A19	8 miles
Darlington	15 miles	Thirsk	7 miles
York	30 miles	Teesside	17 miles

(All distances are approximate)

**Chantry Road** is a particularly attractive and much sought after residential area situated in the village of Romanby, close to the market town of Northallerton. The village of Romanby enjoys the benefit of primary school, village shop, village post office, church and public house.

The property is within walking distance of all the amenities at Romanby and also within walking distance of Northallerton Town Centre, the Railway Station, County Hall and all local amenities. Northallerton is the County town of North Yorkshire and enjoys a full and comprehensive range of educational, recreational and medical facilities together with good High Street shopping and twice weekly markets.

There are a number of well serviced villages in the area offering additional village amenities. Northallerton enjoys excellent commuting via the A.1 and A.19 trunk roads both of which are within 8 miles of the property and offer excellent access to all the major centres of commerce locally and nationally and provide direct access into the main arterial road networks of the UK.

The larger major centres of Teesside, Middlesbrough and York are within easy commuting distance and offer a full and comprehensive range of shopping. Whilst more locally the towns of Bedale, Thirsk, Richmond and Darlington are all within easy commuting distance.

Good access to commuting within Northallerton brings Teesside, Tyneside, Leeds and West Yorkshire within reasonable commuting distance making it an ideal location for access to a number of major centres.

Romanby and Northallerton lie between the North Yorkshire Dales and North Yorkshire Moors National Parks with much renowned walking, riding and leisure activities can be found. Additionally the property lies within an hour of the coast of Whitby, Scarborough and Redcar where further extensive leisure activities can be found.

## AMENITIES

**Communications** – the A.1 and A.19 trunk roads are within easy reach providing good commuting to Teesside, Tyneside, Leeds and the main arterial road networks of the UK.

Main line train stations are located at Northallerton and Darlington bringing London within 2 ½ hours commuting time (the property is within walking distance of the Train station at Northallerton). Additionally via the Transpennine line that calls at these stations there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

International Airports are located at Teesside, Leeds/Bradford, Newcastle and Manchester.

**Schools** – The area is well served by good state and independent Schools, the local Primary school at Romanby, plus local Comprehensive Schools at Northallerton, Thirsk, Bedale and Richmond. Independent Schools are to be found at Teesside, Yarm, Barnard Castle, Polam Hall at Darlington, Queen Mary's at Baldersby, Ripon Grammar, Ampleforth College at Ampleforth and Cundall Manor.

**Shooting and 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, North Yorkshire Dales and close to good local rivers and ponds.

Additionally the property is situated within one hour of the Coast at Whitby, Scarborough and Redcar where additional extensive leisure activities can be found.

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

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

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

**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.

**Hospital** - the Friarage Hospital at Northallerton is locally renowned.

## DESCRIPTION

The property comprises a brick built with a clay tiled roof, two bedroomed semi-detached bungalow.

Externally the property is accessed via concrete hard standing and walkway with gated access halfway down the drive and offering hard standing for a number of vehicles, together with space to side for garage, subject to purchaser's requirements and the necessary planning permissions.

The front garden is low maintenance chippings with an attractive central shrubbery, whilst to the rear the property enjoys low maintenance gardens, predominantly chippings with areas of flagged seating. The boundaries are post and plank fencing and provide for a nice degree of privacy.

Internally the property enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating. It has well laid out accommodation which has tremendous scope for updating and modernisation and additionally the plot would readily accommodate a larger property, subject to purchaser's requirements and the necessary planning permissions.

Early inspection recommended to fully appreciate the property and its position.

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### ENTRANCE HALL

7' 4" x 4' 1" (2.23m x 1.25m)

Coved ceiling, ceiling light point, radiator, built in store cupboard. Door through to:

### KITCHEN

10' 10" x 7' 2" (3.30m x 2.18m)

With a range of base and wall cupboards, work surfaces, inset cast enamel sink unit comprising single bowl and drainer, space and point for gas and/or electric cooker, tiled splashbacks, coved ceiling, ceiling light point, double glazed upper etched glass door out to side. Wall mounted Viseman Vetadens 100 gas fired combination central heating boiler.

### LIVING ROOM

16' 0" x 12' 3" (4.88m x 3.74m)

Coved ceiling, centre ceiling light point, double radiator, television and telephone points, feature tiled fireplace, mantle shelf and hearth with inset Living Flame gas fire. Opaque glazed door leads to:

### REAR ENTRANCE HALL

6' 5" x 2' 10" (1.96m x 0.86m) max

Ceiling light point, attic access, built in cloaks cupboard with cloaks hanging hooks and shelved storage over.

### BEDROOM 1

13' 2" x 9' 1" (4.01m x 2.77m) plus wall length triple wardrobe with cloaks hanging rail and shelved storage over.

Adjacent useful storage cupboard. Coved ceiling, ceiling light point, radiator. Window out onto rear garden.

### BEDROOM 2

10' 5" x 8' 10" (3.18m x 2.69m)

Coved ceiling, ceiling light point, radiator. Fitted bedroom

furniture comprising 2 x double wardrobes with cloaks hanging rail and cupboard storage over, central dressing table – mirror backed – with 4 drawer chest beneath.

### BATHROOM

6' 1" x 7' 5" (1.86m x 2.26m)

Coved ceiling, ceiling light point, radiator. Fitted bedroom furniture comprising 2 x double wardrobes with cloaks hanging rail and cupboard storage over, central dressing table – mirror backed – with 4 drawer chest beneath.

### GARDENS

The front garden is low maintenance chippings with an attractive central shrubbery, whilst to the rear the property enjoys low maintenance gardens, predominantly chippings with areas of flagged seating. The boundaries are post and plank fencing and provide for a nice degree of privacy.

### GENERAL REMARKS & STIPULATIONS

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### VIEWING:

By appointment with Northallerton Estate Agency – tel. no. 01609 771959.

### TENURE:

Freehold with Vacant Possession upon Completion.

### SERVICES:

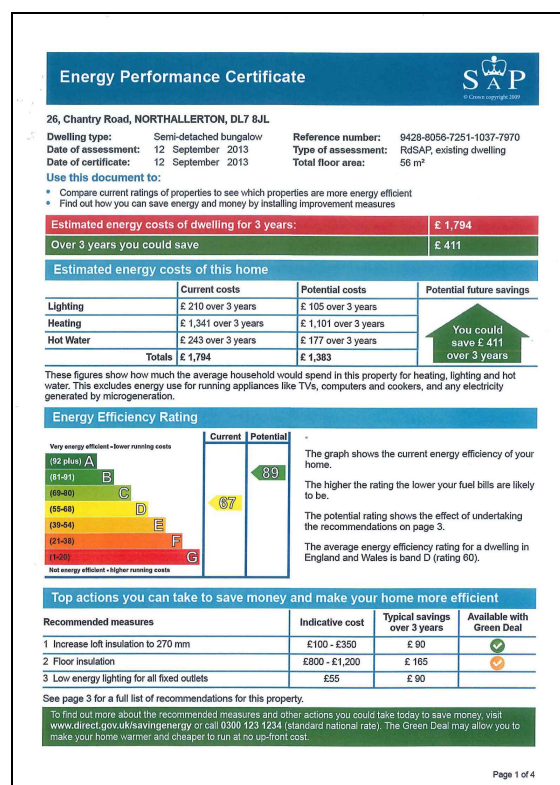
Gas, electricity and mains drainage.

### LOCAL DISTRICT COUNCIL:

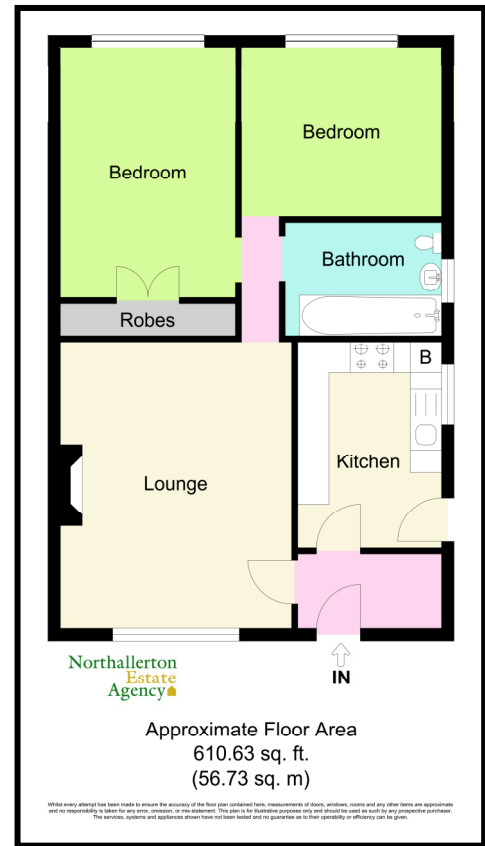
Hambleton District Council, Civic Centre, Stone Cross, Northallerton – tel. no. 01609 779977.

### COUNCIL TAX BAND:

We are verbally informed by Hambleton District Council that the Council Tax Band is Band C (£1,275.87).







**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.