

S. 4320

Northallerton
Estate
Agency 

**97 AINDERBY ROAD
ROMANBY, NORTHALLERTON DL7 8HJ**



**An Immaculately Presented, Newly Constructed 4-Bedroomed Detached House
Finished to a Very High Specification in Prime Residential Location**

- UPVC Sealed Unit Double Glazing
- Air Source Central Heating
- Underfloor Heating to Ground Floor
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- Quality Fitted Kitchen, Bathroom & En Suites
- Garage & Block Paved Driveway
- Gardens to Front, Side & Rear
- Walking Distance of Local Amenities

Price: Offers in the Region of: £299,950

OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

97 Ainderby Road, Romanby, Northallerton DL7 8HJ

SITUATION

A1	7 miles	A19	8 miles
Darlington	15 miles	Thirsk	7 miles
York	30 miles	Teesside	17 miles
Richmond	16 miles	Bedale	7 miles

(All distances are approximate)

97 Ainderby Road is very conveniently situated in the much sought after and highly desirable village of Romanby and represents the final property on this small exclusive development.

Ainderby Road represents a particularly attractive and much sought after residential area situated on the edge of 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, there is a local Primary school at Romanby together with a number of additional Primary Schools in Northallerton. There are local secondary schools in 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, 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 well laid out and spacious, recently completed modern detached superior family house enjoying all the benefits associated with modern building techniques including air source central heating with under floor heating to ground floor, full UPVC sealed unit double glazing together with well laid out and spacious accommodation which enjoys quality fitted breakfast kitchen, en suite shower room to the master bedroom and quality house bathroom. Externally the property has the benefit of block paved driveway giving access to the garage and providing for forecourt garden, lawned garden area to the side and rear and a slightly elevated position with panoramic views out to front over the surrounding attractive countryside.

The offering of **97 Ainderby Road** presents a rare opportunity to purchase a modern detached family house in a sought after village location with the all benefits of modern heating

technology, insulation etc.

Early inspection particularly recommended.

ACCOMMODATION

Entrance Hall

With double glazed door to front. Double glazed window. Under floor heating.

Cloakroom / WC

With pedestal wash basin and low level WC. Extractor fan and underfloor heating.

Living Room

5.36m x 3.48 (17'7" x 11'5")

Double glazed window to front. Double glazed french doors onto the rear garden. Underfloor heating. Feature fireplace with electric living flame fire.

Dining Room

3.71m x 3.35m (12'2" x 11'0")

Double glazed bay window to front. Underfloor heating.

Kitchen

5.38m x 3.43m (17'8" x 11'3")

Double glazed windows to side and rear. Comprising a range of matching high gloss base and wall cupboards with half bowl single drainer sink unit with oak worktops over and tiled splashbacks. Space for range cooker with extractor over. Integrated dishwasher and fridge freezer. Stone tiled floor with underfloor heating.

Utility Room

1.68m x 1.52m (5'6" x 5'0")

Double glazed door to rear. Range of matching high gloss fitted units with oak worktops over and tiled splashbacks. Sink unit. Underfloor heating. Space and plumbing for a washing machine and tumble dryer.

First Floor Landing

Double glazed window to front. Airing cupboard and access to the roof space.

Master Bedroom

5.41m x 2.82m (17'9" x 9'3")

Double glazed window to front and rear. Radiator Fitted wardrobes.

En suite Shower Room

With double glazed window to rear. Modern white suite comprising shower cubicle, pedestal wash basin and low level WC. Heated ladder towel rail.

Bedroom No. 2

3.40m x 3.23m (1'2" x 10'7")

Double glazed window to front. Radiator.

Bedroom No. 3

3.15m x 2.34m (10'4" x 7'8")

Double glazed window to rear. Radiator.

Bedroom No. 4

2.57m x 2.16m (5" x 7'1")

House Bathroom / WC

Double glazed window to rear. Modern white suite comprising panelled bath with shower over, wash basin with vanity unit below and low level WC. Heated ladder towel rail.

OUTSIDE

Garage

With up and over door to front.

Gardens

Block paved driveway provides parking for several vehicles.

the property has the benefit of block paved driveway giving access to the garage and providing for forecourt garden, lawned garden area to the side and rear and a slightly elevated position with panoramic views out to front over the surrounding attractive countryside.

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment through Northallerton Estate Agency – Tel: (01609) 771959.

SERVICES

Mains Water, Electricity & Drainage. Air Source Central Heating & Ground Floor Under floor heating.

TENURE

Freehold with Vacant Possession upon completion.

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 **E**. The current annual charge is **£1787.61**.



COMMITMENT

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- 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.

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