

S.4800

Northallerton
Estate
Agency 

7 WENSLEY ROAD
ROMANBY, NORTHALLERTON DL7 8HW



A Well Laid Out, Nicely Proportioned Two Bedroomed Semi Detached Bungalow on Good Sized Plot in Highly Sought After, Quiet Residential Location within Walking Distance of Romanby and Town Centre and All Local Amenities

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Driveway for Three Vehicles
- Detached Garage / Workshop
- Lawned Gardens to Front & Rear
- Scope for Updating & Modernisation

New Price: Offers in the Region of £175,000
CHAIN FREE & AVAILABLE FOR EARLY OCCUPATION

7 Wensley Road, Romanby, Northallerton DL7 8HW

SITUATION

A.1	6 miles	Darlington	16 miles
Thirsk	6 miles	York	30 miles
A.19	8 miles	Teesside	17 miles
Catterick	9 miles	Bedale	7 miles

(All distances are approximate)

The property is very attractively situated on Wensley Road, Romanby considered to be a most sought after and highly desirable popular residential area. Romanby village enjoys the benefit of a number of shops, public house and post office, together with a renowned school which is within walking distance of the property, attractive park and is close to a range of excellent walking and cycling.

Within Northallerton there is a comprehensive range of educational, recreational and medical facilities to be found plus interesting and varied shopping and twice weekly markets. In addition, well serviced market towns including Bedale, Thirsk, Richmond and Darlington are all within easy commuting distance. The large centres of Teesside, Middlesbrough, York and Leeds are within easy commuting distance and offer a full and comprehensive range of shopping and amenities.

The area of Northallerton is particularly well placed in relation to the A.1 and A.19 trunk roads bringing Tyneside, Teesside, Leeds and West Yorkshire within reasonable commuting distance together with access to the main arterial road networks of the UK.

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AMENITIES

Shopping – Market town shopping is available at Northallerton, Thirsk and Bedale whilst the large shopping centres of Darlington, Richmond and York are all within convenient commuting distance. The major centres of Teesside, Newcastle, Durham and Leeds are all reasonably accessible.

Schools – the area is well served by good state and independent schools. There is a local Primary School within walking distance of the property at Romanby and the property is within the local catchment area for further renowned Primary Schools. Local Comprehensive schools can be found at Northallerton, Thirsk and Bedale, whilst independent schools are found at Queen Mary's at Baldersby, Cundall Manor at Cundall, Polam Hall at Darlington, Hurworth House, Teesside High, Yarm and Ampleforth.

Shooting & Fishing – the property is attractively positioned in an area renowned for its quality shoots and good fishing being within easy reach of the North Yorkshire Moors and the North Yorkshire Dales and close to good local rivers and ponds.

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

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

Walking – the area is well served for attractive walking and cycling with some particularly attractive countryside and scenery situated around the property. This area of North Yorkshire is nicely situated between the North Yorkshire Moors and the North Yorkshire Dales National Park where further good walking, cycling and leisure activities

are to be found. Additionally, the property is within 1 hour of the coast of Whitby, Redcar and Scarborough.

Theatres - Darlington, Richmond, Durham, Newcastle and York.

Leisure Centres – Northallerton, Thirsk and Bedale

Communications – The A.1 and A.19 trunk roads are both within 10 miles travelling distance of the property and provide excellent access to routes north and south and in addition connect into the A.66 providing good transport east to west. Main line train stations are situated at Northallerton and Darlington providing direct access between Edinburgh and London and providing a journey time to London of some 2 ½ hours approximately. 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 can be found at Teesside (30 minutes), Newcastle and Leeds/Bradford.

DESCRIPTION

7 Wensley Road comprises a nicely laid out generously proportioned two bedroomed semi detached bungalow residence situated in a particularly quiet yet accessible, highly desirable location. Internally the property enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating, it has enjoyed the addition of a sun lounge to rear and the property retains scope for updating, modernisation and extension subject to purchasers' requirements and any necessary planning permissions.

Externally to the front the property enjoys low level stone effect wall with twin pillars giving access onto a tarmac driveway providing access down to a detached garage and offering hardstanding for three vehicles. The front garden is laid to lawn with mature well stocked, well maintained shrub borders. There is a continuation of the tarmac off the driveway leading around to the front door. To the rear the property enjoys a flagged patio area opening out onto main rear garden area which is lawned with shrub borders and additional shrubbery. There is fencing providing a nice degree of privacy.

The offering of **7 Wensley Road** presents an all too rare opportunity for the discerning purchaser to acquire a quality built bungalow in a highly sought after residential area which while enjoying a nice degree of privacy and quiet is nonetheless ideally placed for easy access to local and national centres of commerce. Early inspection recommended.

ACCOMMODATION

In up step through UPVC sealed unit double glazed front door with central etched and leaded glass light into:

Entrance Hall

3.86m x 1.03m (12'8" x 3'5")

With centre ceiling light point. Radiator. Telephone point. Gives access to all rooms and also to an internal store cupboard with light point.

Living Room

5.13m x 3.76m (16'10" x 12'4")

With central chimney breast enjoying Adam style surround and mantel shelf. Cut marble hearth and backplate. Hearth mounted Baxi Bermuda VT3 gas fire. Low level radiator. Centre ceiling light point. Telephone and TV point. UPVC sealed unit sliding patio doors at rear give access to the sun lounge.

Sun Lounge**3.05m x 1.83m (10' x 6')**

With a tiled floor. Glazed to three sides and glazed ceiling. Sliding pedestrian door giving access to the patio and gardens. Sliding full height patio doors out from the sitting room.

Kitchen**3.52m x 2.84m (11'7" x 9'4")**

With a range of beech fronted base and wall cupboards, work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap over. Space and point for electric cooker. Space and plumbing for washing machine. Space for fridge. Centre ceiling light point. UPVC sealed unit double glazed rear door with upper etched glass panel giving access to rear garden. Built in boiler cupboard housing a Baxi Duotech combination condensing gas fired central heating boiler (recently fitted and still under warranty). Tiled splashbacks.

From Entrance Hall to:

Bedroom No. 1**3.66m x 3.15m (12' x 10'4") plus recess entrance**

Ceiling light point. Radiator.

Bedroom No. 2**3.52m x 2.69m (11'7" x 8'10") max**

Radiator. Ceiling light point.

Shower Room**2.10m x 1.67m (6'11" x 5'6")**

Fully tiled walls to 1 ½ sides, half tiled to other side. Fully tiled shower cubicle. Folding doors and wall mounted Triton T80Z electric shower. Matching pedestal wash basin and WC. Flush mounted ceiling light point. Radiator. Wall mounted mirror fronted bathroom cabinet.

Garage**7.18m x 2.61m (23'7" x 8'7")**

Electrically operated up and over door to front. Double glazed pedestrian door to the side. Double glazed windows. Light and power.

GENERAL REMARKS & STIPULATIONS

VIEWING - Strictly by appointment through Northallerton Estate Agency – Tel: (01609) 771959.

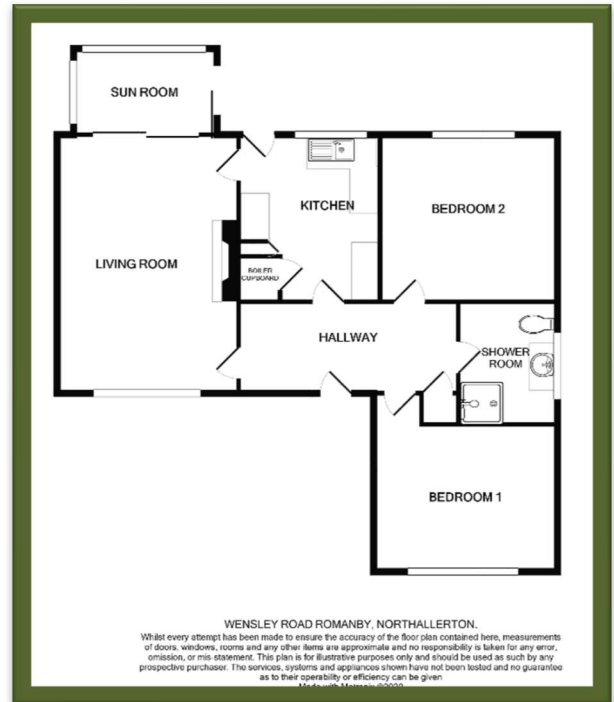
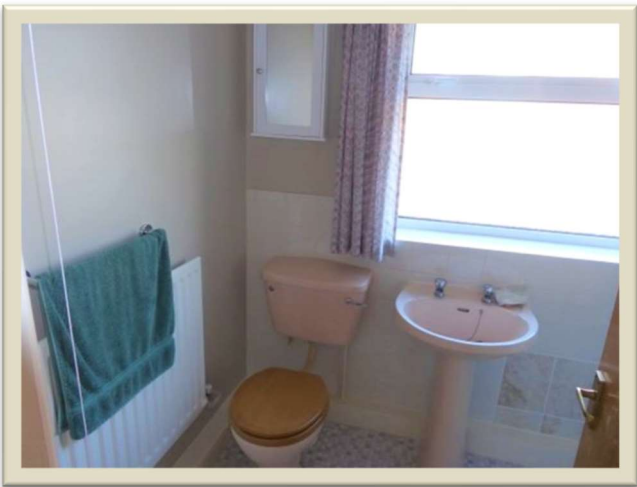
SERVICES - Mains Water, Electricity, Gas and Drainage.

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 – The council tax band is C.





COMMITMENT

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- 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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