



Northallerton
Estate Agency

**Harewood Lane
Northallerton
DL7 8BQ**



A WELL LAID OUT AND SPACIOUS 3-BEDROOMED TRADITIONAL SEMI DETACHED FAMILY HOUSE IN A POPULAR RESIDENTIAL AREA.

- Attractive Location
- UPVC Double-Glazing & Gas Central Heating
- Detached Garage
- Scope for Modernisation
- Useful Cellar/Workshop
- Semi Detached

Offers In The Region Of £240,000

Description

A Traditional 3 Bedroom semi-detached family house in a excellent residential location, within walking distance of Romanby village centre, the local primary school and convenient stores on Boroughbridge road. The property is partially pebble dashed to the upper storey front, it enjoys the benefits of UPVC sealed unit double glazing and gas fired central heating.

To the front of the property there is a tarmac driveway leading to a detached garage and offers hard standing for up to 3 vehicles. The front garden is arranged behind a stone wall and extends to an area of lawn with shrub borders. The side of the property gives access to the rear garden. This is a lovely area of flagged patio opening out onto a good size lawned garden with an additional area of low maintenance chippings area with shrubs. The rear garden has a mix of hedging and fencing. The cellar is also accessed from the garden via a set of steps.

Internally

Entrance Hall

12 x 6.2 narrowing into 2.10

Enjoying the benefit of a double radiator, under stairs store cupboard and stairs to the first floor.



Living Room

11 x 13.7

Enjoying a chimney breast alcove, built in cupboard with a glass display shelf. Flushed mounted ceiling light point, double radiator, TV & Telephone point.

Sliding door to Kitchen and twin sliding doors through to:

Sitting Room

13.7 x 10.4 max into Bay Window

Polished bay window ledge, double radiator, flushed mounted ceiling light point, chimney breast and TV point.



Kitchen

14.1 x 5.8

A range of base and wall cupboards. Work surfaces with inset single drainer single bowl stainless steel sink unit with mixer tap over. Built in four ring gas hob with a New World Giro flow oven and grill beneath.

Space and plumbing for a washing machine, space for fridge freezer. Wall mounted extractor fan. Double radiator. Side door giving access to the driveway.

To the front of the kitchen, accessed from the outside of the property is a separate area 6.3 x 3.3.



T Shaped Landing
9 x 2.9 opening out to 3.3 x 2.5

Bedroom 1
10.10 x 13.7
Featured tiled fireplace and mantle shelf. Built in wardrobe. Ceiling light point with over bed pull and double radiator. Splendid views out to rear gardens.

Bedroom 2
12 x 10.5
Built in wardrobe. Brick fire surround and mantle shelf. Ceiling light point with over bed pull and double radiator.

Bedroom 3
8.9 x 5.9
Over stairs raised recess area – 3.3 x 2.8
Room enjoys over bed light pull and ceiling light point and double radiator.

Bathroom
5.8 x 7.7
Enjoys the benefit of a cast bath, half tiled around with a Mira Shower over. Armitage wash basin. Wall mounted Baxi Ecoblue condensing combi gas fired central heating boiler. The room enjoys a mirror fronted bathroom cabinet with shaving point & light. Radiator.

W/C
4.7 x 2.10
High Level cistern w/c, half tiled walls and ceiling light point.

Externally

Garage
14.11 x 8
Concrete base with wooden internal walls which are externally clad with a corrugated roof.

Cellar
13.9 x 11
Original chimney breast, concrete flooring, shelving and light and power. Tremendous scope for an additional workshop or office.

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment through the Agents – Northallerton Estate Agency – Tel. no. (01609) – 771959.

TENURE

Freehold with Vacant Possession on completion.

SERVICES

Mains water, electricity, gas and drainage.

NYCC COUNCIL TAX BAND - C

EPC - tba

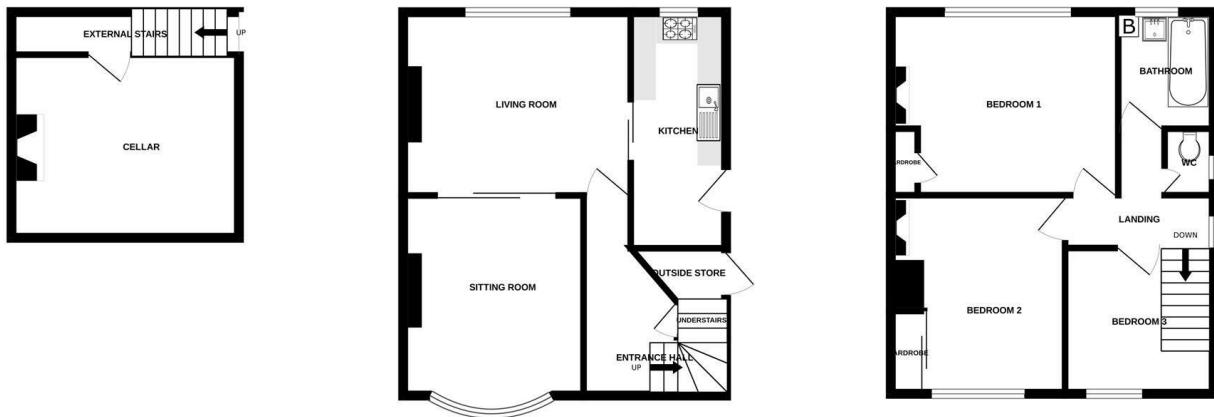




BASEMENT

GROUND FLOOR

1ST FLOOR



HAREWOOD LANE ROMANBY, NORTHALLERTON

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 - 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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