



FARNDALE AVENUE, NORTHALLERTON, DL7

OFFERS IN THE REGION OF £195,000



Northallerton  
Estate Agency



# Farndale Avenue

Northallerton, DL7

**IMMACULATELY PRESENTED TWO BEDROOM MODERN SEMI DETACHED HOUSE IN THE POPULAR ROMANBY AREA OF NORTHALLERTON.**

- **IMMACULATELY PRESENTED**
- **GAS CENTRAL HEATING**
- **SHED**
- **RANGE OF FITTED KITCHEN APPLIANCES**
- **UPVC DOUBLE GLAZING**
- **OFF STREET PARKING**
- **GARDENS & PATIO AREA**
- **MODERN BATHROOM**



23 Farndale Avenue sits in a quiet, sought after location, within the Romanby area. The property is modern and is immaculately presented throughout. On entering the property there is a handy porch area before you enter the main living area which is spacious, light and airy. The kitchen boasts a collection of integrated appliances to include a fridge freezer, Lamona oven and grill, four ring Lamona inset Hob, dishwasher and washing machine. The kitchen is a modern light grey with granite effect work surfaces. This room extends to a dining area with a patio door out to the rear of the property. Upstairs boasts two double bedroom with the main bedroom having a lovely painted panelled feature wall. The bathroom is complemented with a white modern suite and a Aqualisa mains drench

shower over the bath.

To the rear of the property is a lovely area of patio and with an impressive garden shed, which has been plastered, heated, set up with electrical points and includes a granite work surface.

#### VIEWING

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

#### TENURE

Freehold with vacant Possession upon completion.

#### SERVICES

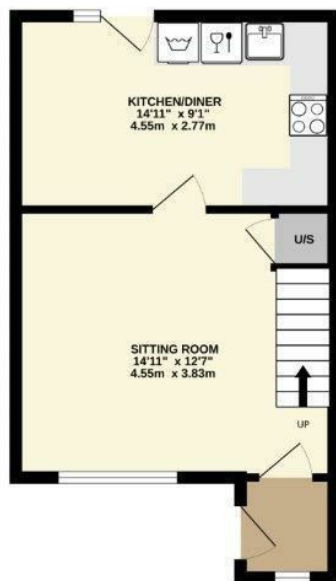
Mains Water, Electricity, Gas and Drainage

COUNCIL TAX BAND - NYCC B

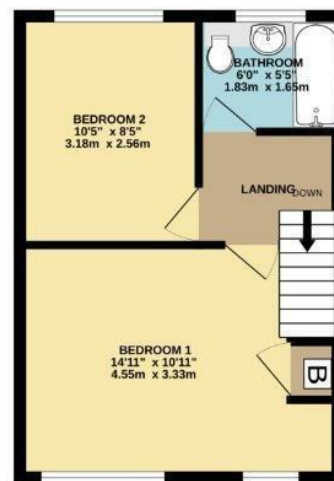


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



FARDALE AVENUE, ROMANBY, NORTHALLERTON, NORTH YORKSHIRE

TOTAL FLOOR AREA - 668 sq.ft. (62.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, depths and any other figures are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropack C2004



Energy Efficiency Rating	
Current	Potential
100-120 kWh/m <sup>2</sup> per year (A)	
81-100 kWh/m <sup>2</sup> per year (B)	
61-80 kWh/m <sup>2</sup> per year (C)	
41-60 kWh/m <sup>2</sup> per year (D)	
21-40 kWh/m <sup>2</sup> per year (E)	
1-20 kWh/m <sup>2</sup> per year (F)	
0-20 kWh/m <sup>2</sup> per year (G)	
0-20 kWh/m <sup>2</sup> per year (G)	
All energy efficient - higher energy costs EU Ombudsman England & Wales 0300 500 500 www.ombudsman.gov.uk	

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.

143 High Street, Northallerton, North Yorkshire, DL7 8PE

T: 01609 771959

E: sales@northallertonestateagency.co.uk

www.northallertonestateagency.co.uk



Northallerton  
Estate Agency