



THE GREEN, ROMANBY, DL7

OFFERS IN THE REGION OF £249,950



Northallerton
Estate Agency



The Green

Romanby, DL7

A BEAUTIFULLY PRESENTED 3 BEDROOM TERRACED COTTAGE IN THE POPULAR VILLAGE OF ROMANBY.

- 3 BEDROOMS
- CHAIN FREE
- POPULAR AREA
- GREAT VIEWS
- GARDENS
- CHARACTER



9 The Green is an attractive traditional cottage in a lovely rural setting. The property boasts an extra attic bedroom along with a garden to rear over looking countryside. The front of the property is entered through a traditional wrought iron gate onto a flagged pathway leading up to the front door. Internally the property is beautifully presented throughout. This property enjoys an entrance separate entrance hall giving access to the first floor stairs and the downstairs sitting and dining room. The sitting room is spacious, light and airy with a beautiful cast fireplace complemented with an inset living flame gas fire. The room is open plan leading into the dining room with attractive coved cornered ceilings and wooden French doors leading into the kitchen. The kitchen boast lovely tiled flooring and harlequin splashbacks. There is a built in dishwasher, 4 ring AG gas hob and a brushed steel Siemens double oven and grill beneath. There is the added bonus of a separate utility area to house the washing machine, dryer and fridge freezer. Twin patio doors lead out into the rear garden area. Upstairs boasts three great sized bedrooms. Bedroom 1 and 2 both enjoy fitted wardrobes and the original feature fire places. Bedroom 3 is exceptionally spacy and light

with exposed beams. The room enjoys velux roof lights and built in under eaves storage. The condensing combi Ideal Logic Plus 24 boiler can be found in a purpose built storage cupboard. The Bathroom enjoys tiled flooring and half tiled walls. The rooms comprises a Bath and a separate shower cubicle with a Mira Sports electric shower.

VIEWING

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

TENURE

Freehold with Vacant Possession on completion.

SERVICES

Mains water, gas, electric and drainage.

NYCC COUNCIL TAX BAND - C

EPC - tbc

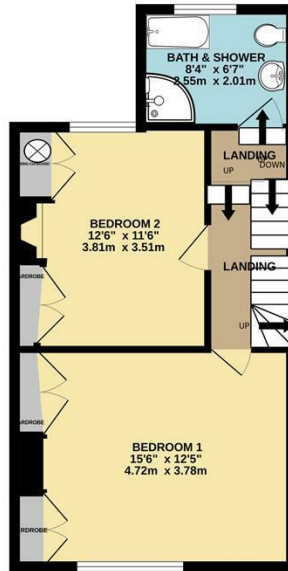


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



2ND FLOOR
291 sq.ft. (27.0 sq.m.) approx.



THE GREEN, ROMANBY, NORTHALLERTON, NORTH YORKSHIRE, DL7 8NL

TOTAL FLOOR AREA: 1179 sq.ft. (109.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
100-110%	A		
81-100%	B		
69-80%	C		
55-68%	D		
39-54%	E		
22-38%	F		
1-21%	G		
<small>More energy efficient = higher energy rating</small>			
<small>EU Directive 2002/91/EC</small>			
<small>England & Wales</small>			

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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.
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