



ROMANBY ROAD, NORTHALLERTON, DL7

OFFERS IN THE REGION OF £180,000



Northallerton
Estate Agency



Romanby Road

Northallerton, DL7

LOVELY SPACIOUS END OF TERRACE THREE BEDROOM FAMILY HOUSE CLOSE TO THE TOWN CENTRE WITH ATTACHED GARAGE AND WORKSHOP.

- GARDEN TO REAR
- GAS FIRED CENTRAL HEATING
- WORKSHOP
- GARAGE
- CLOSE TO TOWN CENTRE
- CHAIN FREE
- TWO RECEPTION ROOMS
- UPVC DOUBLE GLAZING



72 Romanby road is a spacious 3 bedroom family home with the benefit of two reception rooms, garage, workshop and study. Downstairs the living room and dining room are both light, spacious and airy. The sitting room enjoys a bay window with beamed ceilings and a stone former open fire place. An archway leads into the dining room with low maintenance wood laminate flooring and access to the kitchen. The Kitchen boasts a range of white fronted modern cupboards with a lovely wooden work surfaces. There is a built in four ring Ceran Schott hob with a Lamona oven beneath. The rooms enjoys plumbing and space for a washing machine and dishwasher. To the rear of the kitchen is a handy office leading out to the rear of the property. The rear of the property enjoys a patio and garden area with a large workshop and open fronted summer house. The attached garage can also be accessed from here.

Upstairs the property is equally spacious with two double bedrooms, a single bedroom and a small study/dressing room leading from the bathroom. The

bathroom is large with a separate bath and fully tiled shower cubicle enjoying a Mira electric shower. The landing houses the Worcester green star 18i condensing boiler, immersion heater and attic access.

VIEWING

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

TENURE

Freehold with Vacant Possession on completion.

SERVICES

Mains water, electric , gas and drainage.

NYCC COUNCIL TAX BAND - C



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

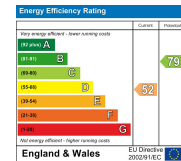


ROMANBY ROAD, NORTHALLERTON, NORTH YORKSHIRE, DL7 8NQ

TOTAL FLOOR AREA: 1595 sq ft. (148.2 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given as to their operation or condition.

Made with floorplan.co.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