



54 ST. JAMES DRIVE, ROMANBY

£210,000



Northallerton  
Estate Agency





# St. James Drive

Romanby, DL7 8XG

A lovely family, starter home or renovation project to put your own stamp on this semi detached house. The property is close to the market town of Northallerton and Northallerton Station with links to York, Edinburgh and London Kings Cross.

- SOUGHT AFTER LOCATION
- 3 BEDROOMS
- ENCLOSED PRIVATE GARDEN
- CHAIN FREE
- IDEAL STARTER HOME / RENOVATION
- WALKING DISTANCE TO TOWN



## Entrance hall

Entrance hall leading to the stairs to upper floor and a door to the left leading to main living room

## Living Room

13'2" x 12'2"

Good sized living room with lots of natural light access to under stair storage space and an arch leading into the dining room.

## Dining Room

11'4" x 7'8"

Dining room with sliding patio doors leading out to the garden area. a door on the right leading into the kitchen area. This room has a double radiator and multiple plug sockets.

## Kitchen

11'4" x 7'6"

The kitchen comprises of good quality wall and base units, double sink and drainer, space for a washing machine and under counter space, an integrated oven and gas burner and integrated fridge freezer. There is a door leading out to the garden and a door through to the dining room with good light from a window over the sink.

## Bedroom 1

13'2" x 8'8"

Situated to the front of the property giving lots of natural light, bedroom 1 is a good sized double with fitted wardrobes, double radiator and multiple plug sockets

## Bedroom 2

10'11" x 8'8"

Situated to the rear of the property overlooking the garden area.

## Bedroom 3

31'2" x 21'3"

Situated to the rear of the property overlooking the garden area.

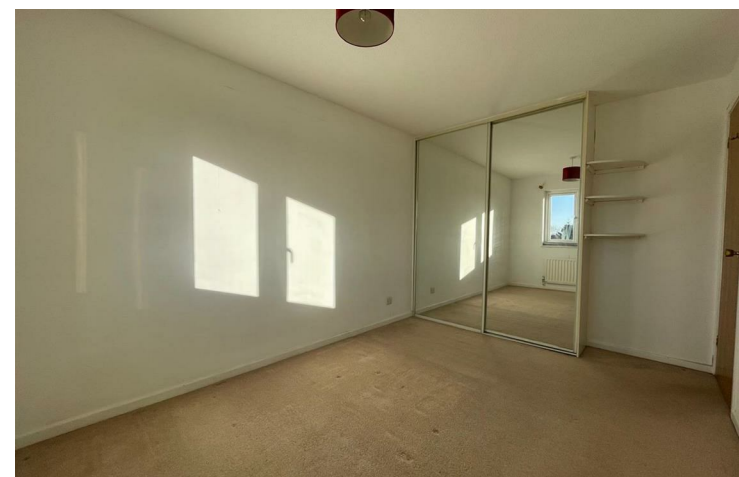
## Bathroom

6'5" x 5'6"

The bathroom is in need of modernisation but is fully functioning with a full sized bath, toilet and pedestal sink. An over bath Mira shower and fitted glass mirror wall unit.

## Garden

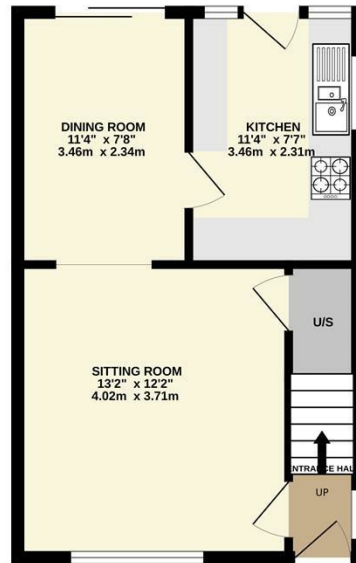
Good sized garden space with good fencing, a patio area and a wooden shed. mostly laid to lawn.



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



GROUND FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



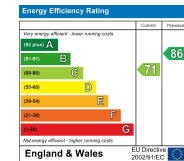
1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



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TOTAL FLOOR AREA : 744 sq.ft. (69.1 sq.m.) approx.

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

T: 01609 771959

E: sales@northallertonestateagency.co.uk

[www.northallertonestateagency.co.uk](http://www.northallertonestateagency.co.uk)



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