



10 AINDERBY ROAD, ROMANBY,  
NORTHALLERTON  
£230,000



Northallerton  
Estate Agency



# Ainderby Road

Northallerton, DL7 8HD

A LOVELY TRADITIONAL BRICK BUILT MID TERRACE COTTAGE. WITH WOOD EFFECT UPVC WINDOWS AND DOORS. OFF STREET PARKING AND COURTYARD GARDEN. PERFECT LOCATION FOR NORTHALLERTON TOWN AND TRAIN STATION WITH LINKS TO YORK, LONDON, NEWCASTLE AND EDINBURGH. THIS COTTAGE IS NEWLY DECORATED AND MUST BE SEEN TO BE APPRICIATED.

- IDEAL LOCATION
- WALKING DISTANCE TO MAINLINE TRAINS
- OFF STREET PARKING
- RECENTLY DECORATED
- TRADITIONAL BRICK COTTAGE
- CHAIN FREE



## ENTRANCE HALL

## DINING ROOM

12'4" x 12'0"

ENTRANCE OFF THE MAIN HALL WAY INTO DINING ROOM END OF A THROUGH LOUNGE WITH FRENCH DOORS OPENING INTO THE COURT YARD GARDEN.

## SITTING ROOM

14'2" x 11'10"

SITTING ROOM WITH A FEATURE FIREPLACE CONTAINING A LOG BURNING STOVE AND GRANITE HARTH, TV AND INTERNET POINTS AND A LARGE BAY WINDOW.

## KITCHEN

13'6" x 7'10"

COTTAGE KITCHEN WITH BEAMED CEILING, GOOD CONDITION WALL AND BASE UNITS WITH SPCE FOR WASHING MACHINE, TUMBLE DRYER, DISHWASHER AND FRIDGE FREEZER. THERE IS A FITTED GAS HOB AND OVEN WITH OVERHEAD EXTRACTOR. UNDERSTAIRS CUPBOARD.

## BEDROOM 1

11'11" x 10'2"

GOOD SIZED BEDROOM WITH CORNER FITTED WARDROBE OVERLOOKING THE FRONT OF THE PROPERTY

## BEDROOM 2

11'10" x 8'3"

SITUATED AT THE BACK OF THE PROPERTY BEDROOM 2 HAS A LARGE CUPBOARD HOUSING A BAXI DUO TECH GAS BOILER

## BEDROOM 3

8'10" x 7'3"

LOVELY ROOM WOULD MAKE A GOOD SMALL BEDROOM OR STUDY WITH WOOD EFFECT FLOORING

## BATHROOM

9'11" x 7'10"

ACROSS THE HALF LANDING A LOVELY BATHROOM WITH A ROLLED TOP BATH, SINGLE SHOWER UNIT WITH MIRA PLAY ELECTRIC SHOWER AND EXTRACTOR FAN



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

GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



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TOTAL FLOOR AREA: 937 sq.ft. (87.0 sq.m.) approx.  
While 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 misstatement. 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 capability or efficiency can be given.  
Made with MetreXp 12/2025

Energy Efficiency Rating		Current	Potential
100-110 kWh/m <sup>2</sup> /year	A		
81-100 kWh/m <sup>2</sup> /year	B		
61-80 kWh/m <sup>2</sup> /year	C		
41-60 kWh/m <sup>2</sup> /year	D		
21-40 kWh/m <sup>2</sup> /year	E		
1-20 kWh/m <sup>2</sup> /year	F		
0-20 kWh/m <sup>2</sup> /year	G		

EU Directive 2002/91/EC  
England & Wales

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