



10 AINDERBY ROAD, ROMANBY,
NORTHALLERTON
O.I.R.O £220,000



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**

SITTING ROOM
14'2" x 11'10"
4.32m x 3.61m

DINING ROOM
12'4" x 12'1"
3.76m x 3.68m

KITCHEN
13'6" x 7'11"
4.12m x 2.41m

U/S

UP

ENTRANCE HALL

BEDROOM 1
12'0" x 10'2"
3.65m x 3.10m

BEDROOM 2
11'10" x 8'4"
3.61m x 2.56m

BEDROOM 3
8'10" x 7'3"
2.70m x 2.21m

BATHROOM
10'0" x 7'11"
3.04m x 2.41m

WARDROBE

LANDING

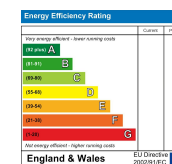
UP

DOWN

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 features are not approximate and no responsibility is taken for any error, omission or mis-statement. This floor 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 operability or efficiency can be given.

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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.



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