

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





# 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 01609771959

 GROUND FLOOR
 1ST FLOOR

 493 sq.ft. (45.8 sq.m.) approx.
 444 sq.ft. (41.2 sq.m.) approx.







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TOTAL FLOOR AREA: 937 sq.ft. (87.0 sq.mt) approx.
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