



40 THE FAIRWAY, ROMANBY,
NORTHALLERTON, DL7 8BB
O.I.R.O £195,000



Northallerton
Estate Agency



The Fairway

Northallerton, DL7 8BB

LOVELY THREE BEDROOM TRADITIONAL BRICK TERRACE HOUSE IN THE SOUGHT AFTER AREA OF ROMANBY. WITHIN EASY WALKING DISTANCE OF LOCAL PRIMARY SCHOOL, TRAIN STATION AND NORTHALLERTON TOWN CENTRE.

- POPULAR RESIDENTIAL AREA
- GARDENS TO FRONT AND REAR
- 3 GOOD SIZED BEDROOMS
- OFF STREET PARKING
- CHAIN FREE
- SCOPE FOR IMPROVEMENT



ENTRANCE HALL

CEILING LIGHT POINT, RADIATOR, CLOAK HANGING SPACE, STAIRS UP, PHONE POINT.

LIVING ROOM

WALL MOUNTED GAS FIRE, DUAL ASPECT WINDOWS LEADING TO LOTS OF NATURAL LIGHT, COVED CEILING, 2 X RADIATORS, 2 X CEILING LIGHT POINT, TV POINT.

KITCHEN

GOOD RANGE OF WALL AND BASE UNITS, SINGLE SINK AND DRAINER WITH MIXER TAP, SPACE FOR ELECTRIC COOKER, FRIDGE AND FREEZER, CEILING LIGHT POINT, TILED SPLASH BACK, AND ADDITIONAL STORAGE SPACE IN UNDER STAIRS CUPBOARD

UTILITY ROOM

BASE AND WALL UNITS, SINGLE SINK AND DRAINER, SPACE FOR WASHING MACHINE AND DOOR LEADING INTO THE REAR GARDEN, CEILING LIGHT POINT AND RADIATOR.

LANDING

LIGHT LANDING AREA WITH AIRING CUPBOARD

HOUSING AN EMERSON HEATER AND SHELVES, CEILING LIGHT POINT, ACCESS TO LOFT.

BEDROOM 1

GOOD SIZED DOUBLE, CEILING LIGHT POINT, RADIATOR AND RECESS CUPBOARD.

BEDROOM 2

GOOD SIZED DOUBLE, CEILING LIGHT POINT, RADIATOR AND RECESS CUPBOARD

BEDROOM 3

LARGE SINGLE ROOM, CEILING LIGHT POINT, RADIATOR AND RECESS CUPBOARD

BATHROOM

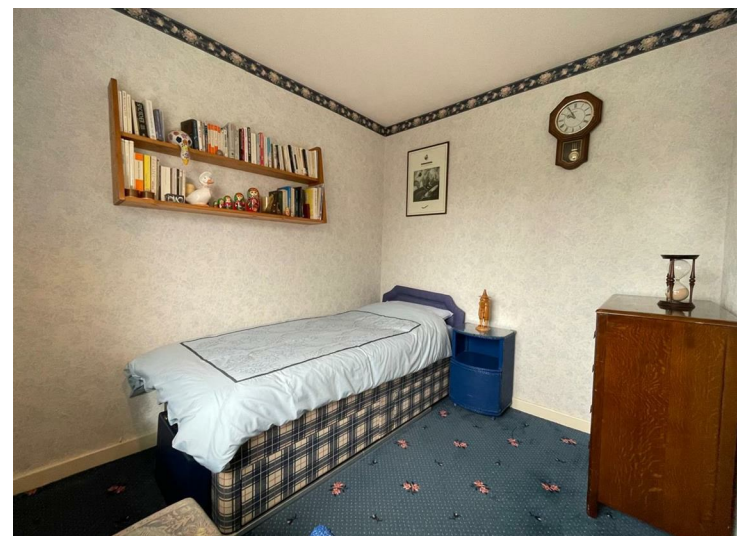
PART TILED, WHITE BATH AND MIXER SHOWER OVER. WASH BASIN & VANITY UNIT, CEILING LIGHT POINT, RADIATOR

TOILET

WC, CEILING LIGHT POINT, RADIATOR

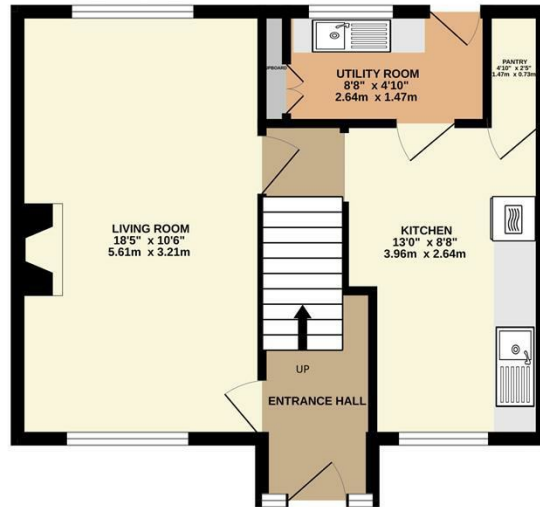
GARDEN

PRIVATE, SOUTH-WEST FACING REAR GARDEN WITH LAWN AND MATURE SHRUBS. PATIO AREA, USEFUL OUTBUILDING FOR STORAGE.

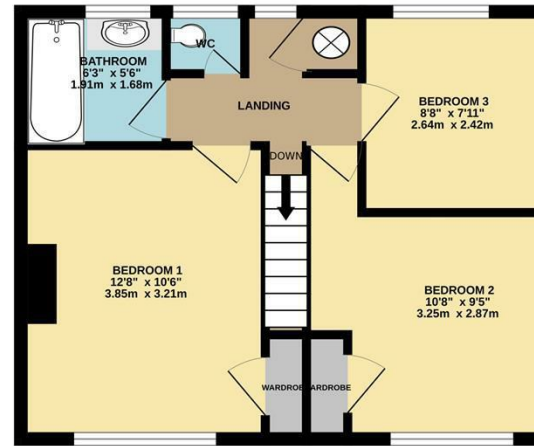


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



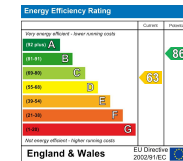
1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



40 THE FAIRWAY, ROMANBY, NORTHALLERTON. DL7 8BB

TOTAL FLOOR AREA : 835 sq.ft. (77.6 sq.m.) approx.

Whilst 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 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 as to their operability or efficiency can be given.
Made with Metropix ©2025



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 important 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