

105 CHANTRY ROAD, NORTHALLERTON, DL7 8JH



THE RURAL PROFESSIONALS

A well-presented three-bedroom semi-detached home offering spacious living, a generous driveway, garage and a private rear garden. This property is ideal for families, first-time buyers, or those looking to upsize with ease.



105 CHANTRY ROAD, NORTHALLERTON, DL7 8JH

A charming recently refurbished spacious home.

Short drive onto the A 1 & A19

Located in a quiet, family-friendly neighbourhood

Within easy reach of local schools, shops & transport links

Only 0.5 miles from Northallerton Train Station

Desirable area with strong community feel

Three generously sized bedrooms

One family bathroom

Large private driveway with space for multiple vehicles

Well maintained rear garden

Offered with no onward chain for a smoother purchase



DREW & CO

THE **RURAL** PROFESSIONALS

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Introduction

A charming and well-proportioned recently refurbished three-bedroom semi-detached family home, offering spacious accommodation throughout and benefiting from a large driveway, garage and an enclosed rear garden. This property presents an excellent opportunity for first-time buyers, families, or investors looking for a comfortable home in a sought-after residential location.

Situation

Located in a quiet and popular residential area of Romanby, Northallerton, 105 Chantry Road enjoys excellent access to local amenities, schools and transport links. The property is conveniently situated just a short 10 minute walk from Northallerton train station, providing direct rail services to major cities including York and Leeds. The nearby town centre offers a wide range of shops, restaurants and leisure facilities, making this location ideal for commuters and families alike.

Description

This semi-detached home comprises three well-sized bedrooms and a family bathroom on the first floor. The ground floor features a welcoming living room with ample natural light, a practical kitchen and direct access to the rear garden. Outside, the property benefits from a large driveway with space for multiple vehicles, a single garage and a private enclosed garden perfect for outdoor entertaining or family use. Gas central heating and double glazing are installed throughout, ensuring comfort year-round. With scope to personalise or extend subject to planning permission, this property offers both immediate comfort and future potential.

Anti Money Laundering

Any successful purchaser will have to provide photo ID and proof of address to satisfy anti money laundering regulations. Proof of funds will also be required before any sale proceeds.

Council Tax Band C

EPC has been commissioned but not yet provided

THE LIVING SPACE COMPRISES:
PORCH 5'4" X 4'9" (1.67M X 1.5M) :

A welcoming entrance porch featuring coat hooks and ample space for shoes, providing a practical area for outerwear and everyday essentials.

LIVING ROOM 14'6" X 14'2" (4.47M X 4.34M):

A generously sized, carpeted living room featuring a charming open gas fire as a focal point. Includes a wall-mounted TV point, radiator for warmth, and ample space for comfortable seating and entertaining.

KITCHEN: 14'6" X 9'5" (4.47M X 2.92M)

Recently fitted modern kitchen comprising a built-in electric oven, gas hob, and integrated appliances including a dishwasher, washing machine, and fridge freezer. A door leads directly onto the rear patio and garden.

FIRST FLOOR LANDING: 7'6" X 6' (2.32M X 1.84)

Carpeted landing with loft hatch to boarded attic space.

BATHROOM: 6'1" X 6'1" (1.88M X 1.87M)

Featuring laminate flooring, integrated vanity unit with WC, basin, and built-in storage. Includes a large walk-in shower and a heated towel rail for added comfort.

MASTER BEDROOM: 15'5" X 8'4" (4.75M X 2.56M)

Spacious double bedroom with wall-mounted TV point, radiator and fitted carpet.

BEDROOM 2: 9'2" X 8'1" (2.82M X 2.47M)

Good sized second bedroom, carpeted with radiator.

BEDROOM 3: 10'7" X 6'0" (3.29M X 1.84M)

Single bedroom, carpeted with radiator, box housing stair space.

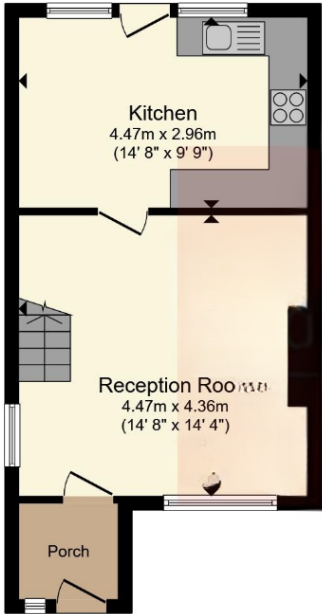
Tenure

The property is freehold with vacant possession upon completion.

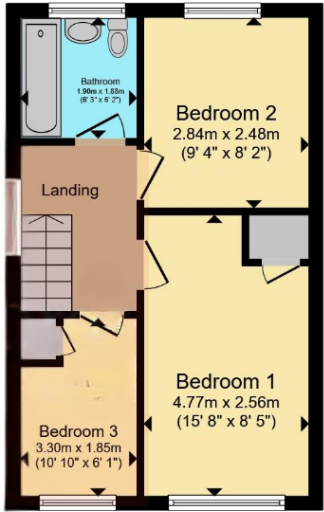
Method of Offering

The Property is offered for sale initially by private treaty, we urge all interested parties to register their interest with us to can keep you updated as the sale progresses

All expressions of interest should initially be directed to:
Giles Drew - Tel: 01609 633056 giles@drew-co.co.uk



Ground Floor



First Floor





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IMPORTANT NOTICE

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- 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. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.