



17 White Rose House, Ainderby Gardens, Romanby

Offers in the Region of £95,000

Forming part of this popular development, and conveniently positioned close to all local amenities including a main line train station, this well presented first floor flat provides well planned living spaces that will appeal to a range of buyers. There is a dual aspect living room, a modern kitchen, two bedrooms and a bathroom. Externally there is allocated parking. Being offered CHAIN FREE, an early inspection is advised.

21 Market Place, Richmond, North Yorkshire, DL10 4QG

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Entrance Lobby:

Accessed from the communal stairwell, the hallway has a useful storage cupboard and a heater.

Living Room:

4.43m x 4.15m

The dual aspect living room has a upvc double glazed window to the side and a second to the rear. There is a TV point and a heater.



An opening leads to the kitchen.



Kitchen:

2.92m x 2.24m

Fitted with a range of wall and base units with complimenting countertops. Integrated into the units are an electric hob and oven with an extractor over. There is an under counter fridge, plumbing for a washing machine and a upvc double glazed window.



Bedroom:

3.23m x 3.05m

A double bedroom with fitted wardrobes, a heater and a upvc double glazed window.



Bedroom:

3.23m x 2.00m

With a heater and a upvc double glazed window.



The property is leasehold and is subject to a 155 year lease dated 2004. The ground rent is £120 per annum and there is a management fee of circa £60 per month.

**Bathroom:**

1.96m x 1.86m

Fitted with a white suite that comprises a bath with a shower over, a WC and a wash hand basin set on a vanity unit with storage under. There is a heated towel rail and a upvc double glazed window.

**External**

To the front of the property there is a car park where there is an allocated parking space.

Additional Information.

The postcode is DL7 8GT and the Council Tax Band is B.



Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings.
Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings.
Photographs are not necessarily current and you should not assume that contents shown are included in the sale.