



Ainderby Gardens
Northallerton, DL7 8GU

youngsRPS 

46 Ainderby Gardens Northallerton DL7 8GU

Guide Price: £260,000

A modern townhouse located in the popular village of Romanby within walking distance of the train station and town centre. The property briefly comprises kitchen diner, living room, three bedrooms including master with ensuite and family bathroom. There is a garden to the rear, off street parking and integral single garage.

- Modern Town House
- Three Bedroom
- Ensuite to Master Bedroom
- Enclosed rear garden
- Off Street Parking & Integral Garage



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Northallerton 01609 773004



Located in a popular development in the sought after village of Romanby, this three-bedroom townhouse is well-designed and offers spacious accommodation.

The property is accessed into an entrance hallway with stairs rising to the first floor and door to a downstairs WC. The kitchen diner is located to the rear and boasts French doors accessing the rear garden. The kitchen comprises grey wall a floor unit, integrated appliances and sink and drainer. There is plenty of space for a dining table and chairs.

The living room is located on the first floor and boasts two windows to the front allowing light to flood in. A double bedroom and family bathroom can be found to the rear.

Two further bedrooms can be found on the second floor including the master suite with fitted wardrobes and an ensuite bathroom.

Externally the rear garden is laid mainly to lawn, enclosed in timber fencing with paved patio area. Off street parking for two vehicles can be found to the front of the property and leads to the integral single garage with up and over door, electric power and light.

An integral garage ensures convenience and security for your vehicle, adding to the ease of living.

LOCATION Situated within the popular market town of Northallerton, within walking distance of all the facilities and amenities the town has to offer. The property is well placed for

primary and secondary schooling. The thriving market town has a weekly market which has been running since it was chartered in 1200. The bustling High Street is home to many independent businesses from delicatessens, greengrocers and department stores with larger chains also available. There are ample facilities to make use of including sports clubs, restaurants, pubs, theatre, bowling alley and cinema.

Ideally situated between The Yorkshire Dales National Park and The North Yorkshire National Park, Northallerton is also conveniently located for commuters who can make use of the excellent road and rail networks giving convenient access to Darlington, Newcastle, York, Leeds and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits.

SERVICES Mains water, drainage & electric, gas central heating.

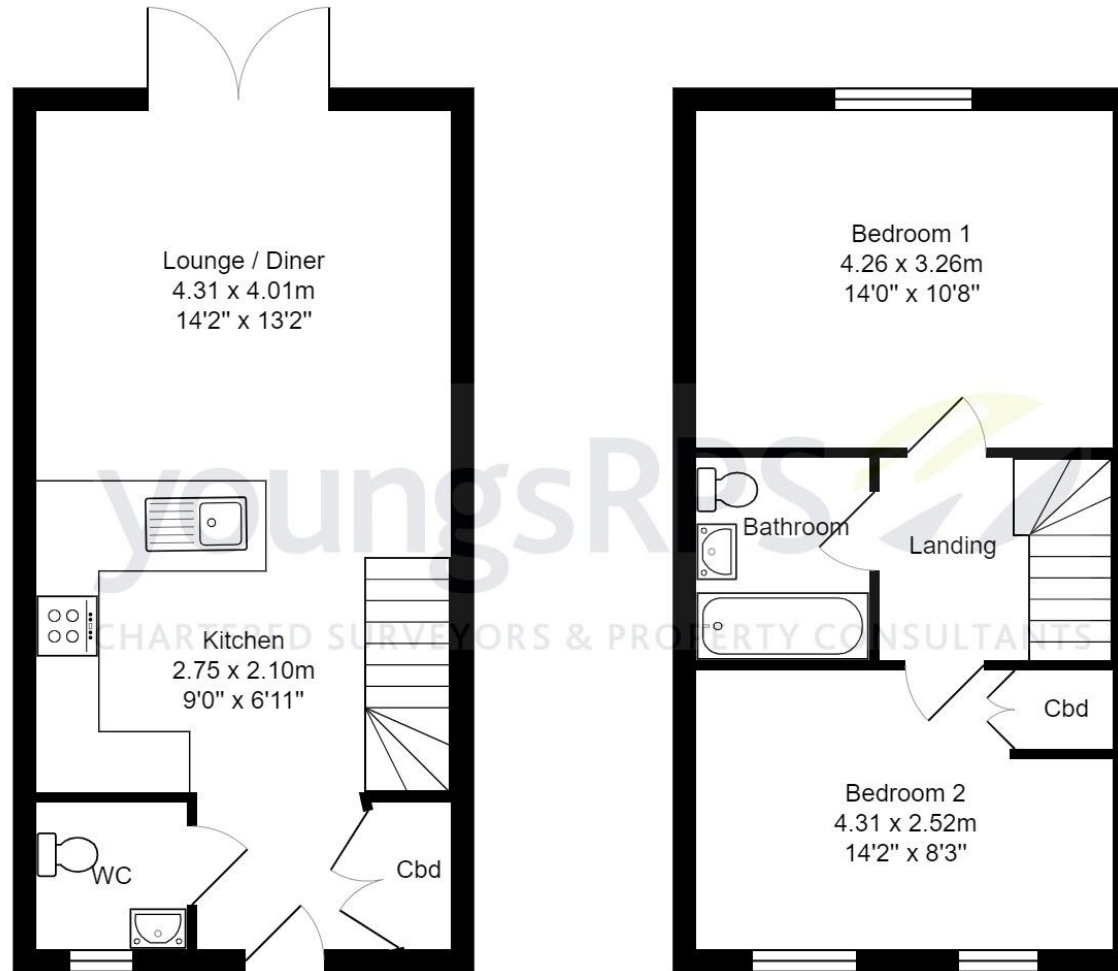
CHARGES North Yorkshire Council Tax Band D.

TENURE Freehold

AGENT'S NOTES Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



All measurements are approximate and for display purposes only.

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of these services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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