



30 Bransdale Avenue, Romanby Northallerton DL7 8FY

This wonderfully presented three bedroom semi-detached property in Romanby, Northallerton is sure to catch the eye for a wide range of buyers. Ideal for owner occupiers or as a rental opportunity, this property is finished to a good standard and ready for its next owner. Located on Bransdale Avenue, close to Northallerton train station, well regarded local schools and a short walk from the town centre, this property is ideally positioned. Internal accommodation consists of an entrance hall, lounge and kitchen diner to the ground floor whilst the first floor holds three bedrooms and a house bathroom. Externally the property holds off street parking for two to three cars, lawned gardens front and rear with a timber shed and a lovely decking area to the rear garden. Gas central heating and UPVC double glazing is present throughout, as expected. EPC rating D, council tax band C.

£220,000

LOCATION

Bransdale Avenue is situated in Romanby, Northallerton and offers a range of facilities including a very well served High Street including: Marks and Spencer Food, Betty's Tea Rooms, Barker's Department Store circa 1882, three supermarkets, several independent and chain restaurants, a twice weekly market including a monthly farmers market, primary and secondary schooling, a hospital and a library. Northallerton is located close to the North York Moors and Yorkshire Dales, offering a full range of outdoor pursuits and sporting activities. Northallerton is situated on the East Coast mainline providing regular train services to London, Edinburgh, Leeds and York. The recently extended A1M is 6 miles to the West, the A19 is 6 miles to the North East, both offering easy access to Leeds, York, Middlesbrough, Tees Valley and Leeds Bradford Airport.

DIRECTIONS

From our Northallerton office head North up the High Street and turn right at the round about on to South Parade, head over the next round about and over the railway crossing. Take the second left onto Farndale Avenue, continue on until you reach Bransdale Avenue turning right at the T-junction where the property is located on the left hand side.

THE ACCOMMODATION CONSISTS OF

HALLWAY

4'10" x 3'11" (1.48 x 1.21)

With front facing UPVC double glazed door, side facing UPVC double glazed window, stairs to first floor, laminate flooring and radiator.



LOUNGE

11'9" x 13'4" (3.60 x 4.07)

With front facing UPVC double glazed bay window, storage cupboard under stairs, gas fire inset into marble base & upstand & timber surround, TV point, laminate flooring and radiator.



KITCHEN DINER

9'4" x 16'8" (2.85 x 5.09)

With rear facing UPVC double glazed French doors & window, range of base, wall & drawer units with worktops over, electric oven & hob, tiled splashbacks, sink & drainer unit, plumbed for washing machine, laminate flooring and radiator.



LANDING

With side facing UPVC double glazed window, loft access hatch and cupboard over stairs with hot water tank.



BEDROOM ONE

11'4" x 9'11" (3.47 x 3.03)

With front facing UPVC double glazed window and radiator.



BEDROOM TWO

9'10" x 9'11" (3.02 x 3.03)

With rear facing UPVC double glazed window and radiator.



BEDROOM THREE

7'11" x 6'6" (2.42 x 1.99)

With front facing UPVC double glazed window and radiator.



BATHROOM

5'8" x 6'5" (1.75 x 1.98)

With rear facing UPC double glazed window, panelled bath with shower & screen over, vanity wash hand basin, low level WC, laminate flooring, part tiled walls, spotlights, extractor fan and heated towel rail.



EXTERNALLY

With off street parking, lawned gardens front & rear, timber shed and decking area to rear garden.



CLAUSES

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

MORTGAGE & FINANCIAL ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage adviser based in Northallerton. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it). Minimum age 18.

VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.



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.
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