



**James Winn**  
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### **42 Romanby Road, Northallerton DL7 8NF**

A superbly presented 3 bedroom mid terraced period property providing easy access to Northallerton town centre & local amenities. The property offers accommodation on two levels comprising an entrance hall, a sitting room, a dining room, a kitchen, a first floor landing, master bedroom with fitted wardrobes, two further bedrooms & a house bathroom/ w.c.. To the exterior of the property there is a rear courtyard garden with two useful stores & a further lawn area to the rear. Viewing is highly recommended to appreciate the size & location on offer.

EPC D

Hambleton Council - Tax Band B

**£950 PCM**

## SUMMARY

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## LOCATION

Northallerton offers a range of facilities including shops, supermarkets, restaurants, a twice weekly market, primary and secondary schooling, a hospital and a library. There is a range of sporting and leisure facilities within the area as a whole. There are bus and rail links and access to the North Yorkshire Moors, the Yorkshire Dales, the A1, A19 and Durham Tees Airport.

## DIRECTION

From the Northallerton office head South down the High Street and take the right hand turning at the traffic lights onto Romanby Road. Continue along the Romanby Road over the mini roundabout & the property is on the right hand side.

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

With double glazed entrance door to front elevation, radiator with cover, coving to ceiling, staircase to first floor & radiator with cover. Doors to:

### SITTING ROOM

13'11" x 12'5" (4.24 x 3.78)

With double glazed bay window to front elevation, cast iron fireplace with tiled hearth & wooden surround, television point, exposed floorboards, coving to ceiling, wall light points & radiator.



### DINING ROOM

14'4" x 12'11" (4.37 x 3.94)

With double glazed window to rear elevation, coving to ceiling, exposed floorboards, telephone point, understairs storage cupboard & radiator.



### KITCHEN

14'5" x 9'0" (4.39 x 2.74)

Including a matching range of wall & base units incorporating rolled edge work surfaces with one & a half bowl sink, space for range style gas cooker, tiled splashback, space & plumbing for dishwasher & washing machine, radiator, tiled flooring, double glazed window & door to side elevation.



### FIRST FLOOR LANDING

With loft access hatch, radiator with cover, light well with leaded glass & doors to:



**BEDROOM 1**

15'10" x 12'4" (4.83 x 3.76)

With two double glazed windows to front elevation, a range of fitted wardrobes with sliding doors, wall light points & radiator.



ADDITIONAL PHOTOGRAPH

**BEDROOM 2**

13'0" x 11'6" (3.96 x 3.51)

With double glazed window to rear elevation, built-in storage cupboard & radiator.



**BEDROOM 3**

10'4" x 8'11" (3.15 x 2.72)

With double glazed window to rear elevation & radiator.



### HOUSE BATHROOM/ W.C.

Including a three piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin, low level w.c., tiled walls, radiator and double glazed window to the side elevation.



### EXTERNAL

#### REAR COURTYARD GARDEN

With wall & fenced boundaries, mainly laid to paving with raised beds, rear access gate & external tap. There are two outbuildings for useful storage both with power & lights.

#### FURTHER GARDEN AREA.

Mainly laid to lawn. There is a pedestrian right of way for the neighbouring properties.

### REFERENCES

We will take references on behalf of the Landlord. Normally these will include your employer, any former landlord and a character reference. In addition a credit check will be undertaken. These will be done by an independent body and the outcome will usually be final. As a rough guide we recommend that tenants ensure the rent is less than or equal to 40% of the prospective Tenant's/Guarantor's salary/income with a clean credit history. Tenants are usually required to be prior residents in the UK for at least 6 months.

Where a Tenant is unable to meet the required income or credit checks, the Tenant may have a Guarantor agree to underwrite any rent liabilities.

### OFFER/ APPLICATION

Having decided on a property, you will need to complete a written application form. At this time any details or requirements can be provisionally agreed, such as occupancy date, duration of the letting, etc.

### VIEWING

Viewing is Strictly By Appointment Only.

## DEPOSIT

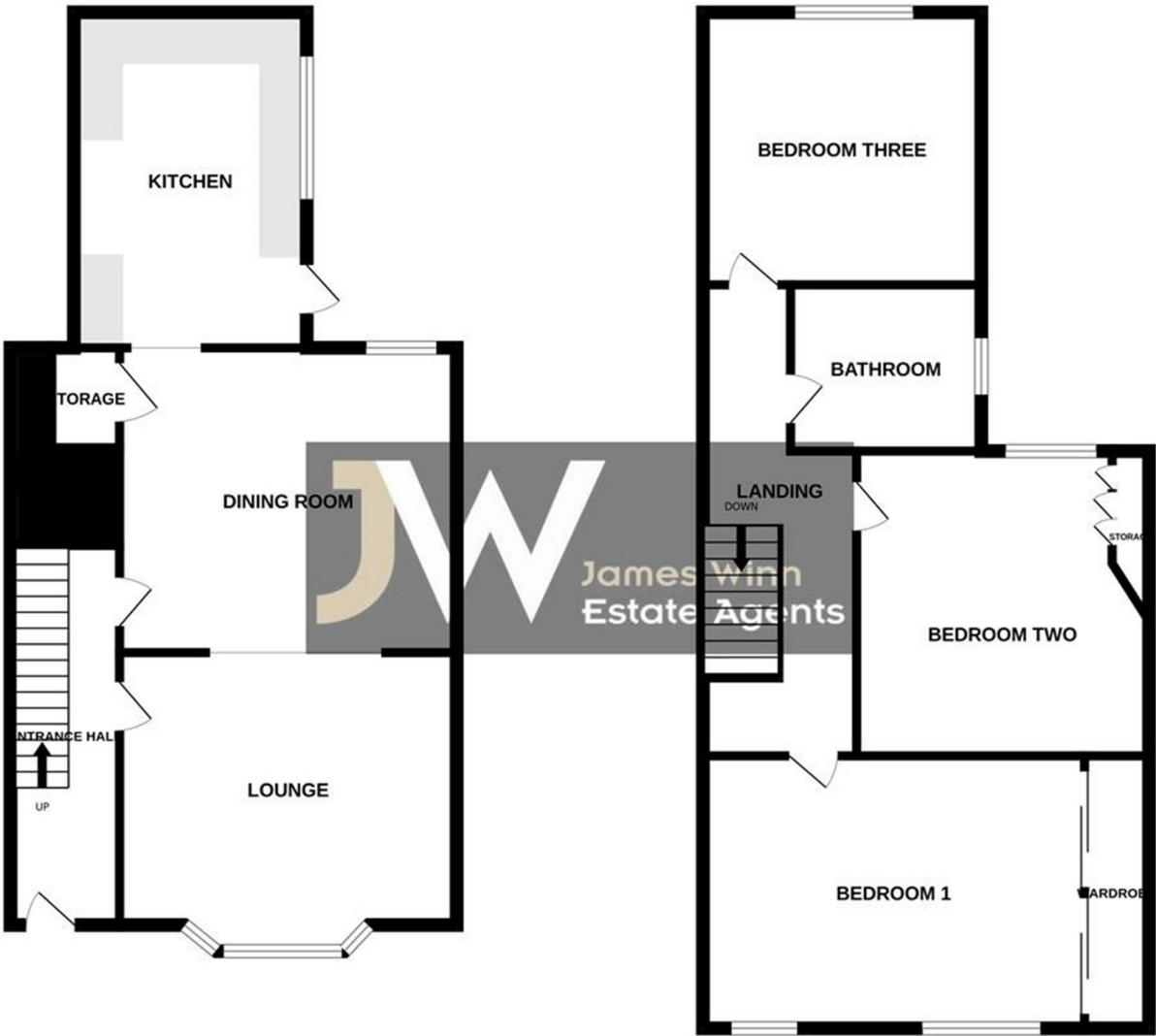
A deposit (or 'bond') is normally required prior to occupation. This is normally equal to five weeks rent. Check with our representative. Where we are managing the property, this deposit will be either; a) held by us and covered by insurance, or b) forwarded to the government authorised custodial body. We will inform you in writing of which scheme is used. Where we are not managing the property any tenancy deposit which is required will be taken by the Landlord. The deposit is held to cover any breakages, damage, rent arrears or other tenant liabilities. Where we are managing, at the end of the tenancy we will check the property in the presence of the Tenant and assess any damages and deductions due. Please note that the deposit cannot be used by the Tenant to cover rent.

## CLAUSES RENTAL

1/ 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. 2/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 3/ 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.

GROUND FLOOR

1ST FLOOR



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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