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**BRITISH
PROPERTY
AWARDS**
2024
★★★★★
GOLD WINNER
ESTATE AGENT
IN NORTHALLERTON



115 Chantry Road, Northallerton DL7 8JJ

This immaculately presented, well-laid-out, and spacious three-bedroom traditional semi-detached family house is situated on a generously sized plot with tremendous scope for extension, complete with planning permission. The property features a log burner and UPVC sealed unit double glazing, ensuring comfort and efficiency. Additional highlights include a block-paved driveway for two vehicles and gardens to both the front and rear, making it an attractive and functional family home. Located in a prime area of Romanby, this home is not to be missed.

EPC Rating D - Council Tax Band C.

£230,000

LOCATION

Chantry Road is situated in Romanby, which offers a post office, Co-op mini supermarket, a public house and a bus route into Northallerton. Northallerton 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, Middlesborough, Tees Valley and Leeds Bradford Airport.

DIRECTION

From our Northallerton office head South down the High Street and take the right hand turning at the traffic lights onto Romanby Road. Continue out towards Romanby over the railway lines onto Ainderby Road and take the 4th right turning onto Chantry Road, where No. 115 can be found on the Left hand side, identified by our for sale board.

ENTRANCE PORCH

6'0" x 5'2" (1.83 x 1.59)

Featuring tile-effect flooring, double glazing, and a ceiling light point,

LIVING ROOM

14'0" x 14'9" (4.27 x 4.50)

With a double glazed window to front, a radiator and a newly fitted log burner.



KITCHEN/DINNER

14'7" x 10'5" (4.47 x 3.20)

The kitchen features a door to an understairs storage cupboard, white units with wrought iron handles, granite-effect countertops, and a stainless steel sink with a mixer tap, space for a washing machine and a fridge freezer.

Tiled splashbacks, tile-effect linoleum flooring and a radiator.

French doors lead to the rear garden



LANDING

7'4" x 6'0" (2.25 x 1.83)

Attic access is available via fitted ladders, with part of the attic boarded. A ceiling light point and an opaque glazed window to the side to provide natural light.

BATHROOM

Bathroom features a white suite, including a panelled bath with chrome mixer tap and shower attachment, twin shower curtain poles, a pedestal wash basin, and a WC. Ornate coving adds character, complemented by a ceiling spotlights and a radiator for warmth.

**BEDROOM 2**

6'0" x 11'1" (1.85 x 3.40)

Features include a built-in boiler cupboard and wardrobe, radiator, a ceiling light point, and a coved ceiling. The boiler cupboard is equipped with shelving and houses a Baxi 400 gas-fired combination condensing central heating boiler.

**BEDROOM 1**

15'10" x 8'4" (4.84 x 2.56)

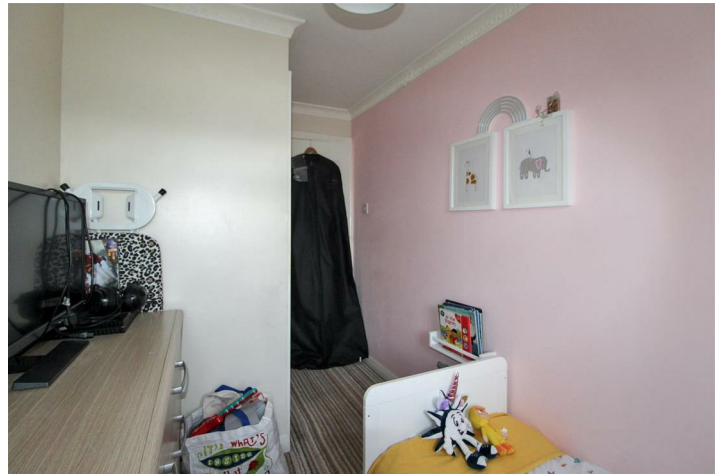
Features include a radiator, a ceiling light point, a coved ceiling, and a built-in cupboard.



BEDROOM 3

8'11" x 8'4" (2.74 x 2.56)

Ornate coving. Ceiling light point. Radiator.



GARDENS

With decorative chippings, shrubs, a concrete patio with steps leading to the main garden area, which includes a stone-laid patio.



PARKING

Driveway parking for two vehicles.

EXTERNAL



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 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 advisor based. 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.

PLEASE NOTE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

If you have any concerns we recommend that you ask us to verify any queries before going to any expense.

FREEHOLD

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FREE VAULTION

If you are looking to sell a property James Winn Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our sales team in Northallerton 01609 777 125 to book an appointment.

VIEWING

Viewing is Strictly By Appointment Only.

MATERIAL INFORMATION

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: Yes

PARKING ARRANGEMENTS: Driveway for 2 vehicles

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: No

MOBILE PHONE SIGNAL: No Known Issues

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

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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