



## 2 Wensley Road, Northallerton DL7 8HW

Charming Chain Free 2-Bedroom Bungalow in Sought-After Romanby.

This attractive semi-detached bungalow offers a well-designed, easy-living layout in the desirable village of Romanby. Upon entering, you are greeted by a welcoming entrance hallway with a handy storage cupboard. To the left, you'll find a spacious living/dining room with dual aspect windows. The modern kitchen is well-equipped with cashmere-coloured units, integrated appliances, and ample workspace. A door leads from the kitchen into a rear porch, offering access to both the generous utility room (with plumbing for a washing machine and space for a tumble dryer) and the rear garden.

The bungalow offers two double bedrooms, both featuring fitted cupboards and plenty of space for additional furniture. The stylish bathroom includes a panel bath with a shower over, a WC, and a wash hand basin.

Externally, the property boasts low-maintenance gardens. The front garden is laid mainly to lawn with mature borders and a brick-paved path leading to the front door, while the rear garden features a concrete patio area and mature shrub borders. The property also offers off-street parking for two vehicles.

EPC Rating D - Council Tax Band C

**£215,000**

### SITUATION

Wensley Road is situated in Romanby which offers a Morrisons 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.

### DIRECTIONS

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 rail lines and onto Ainderby Road. Follow this road for about 1/2 a mile and turn left onto Pennine View where Wensley Road is the first road on the left.

### THE ACCOMMODATION COMPRISES

#### ENTRANCE PORCH

With a double glazed door to front and double glazed windows to front and side.

#### ENTRANCE HALL

With a radiator, a cloak cupboard which also houses the electric meter and access to the loft space.

## LIVING ROOM

12'4" x 17'2" (3.78 x 5.24)

With double glazed windows to front and rear, radiator, carbon monoxide detector, TV aerial socket and a gas fire with back boiler.





## KITCHEN

9'2" x 11'5" (2.80 x 3.48)

With a double glazed window and door to rear, a radiator, a range of matching fitted units with worktops over and tiled splashbacks, a one and a half bowl single drainer sink unit, an integrated electric double oven, a gas hob with an extractor hood over, Integrated fridge and airing cupboard housing the hot water tank



## REAR PORCH

With doors to store cupboard and side access to the rear garden

### UTILITY ROOM

7'4" x 7'5" (2.24 x 2.28)

With floor unit, laminate worktops, plumbing for a washing machine and space for a tumble drier.



### BEDROOM ONE

11'9" x 10'4" (3.60 x 3.16)

A double bedroom with a double glazed window to front, two cupboards and a radiator.



## BEDROOM TWO

8'11" x 11'5" (2.72 x 3.48)

A double bedroom with a double glazed window to rear, two cupboards and a radiator.



## BATHROOM

8'11" x 11'5" (2.72 x 3.48)

With a double glazed window to side, a modern bathroom comprising panel bath with electric shower over, extractor, WC, wash hand basin, heated towel rail and tiled walls.





### REAR GARDEN

With low maintenance rear garden comprises a concrete patio area and mature shrub borders.



### FRONT GARDEN

Is laid mainly to lawn with low brick walling, mature borders and brick paved path to the front door. Off street parking is provided for two vehicles.



### VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

### 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 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.

### 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.

### 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: Off road parking.

### 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/>

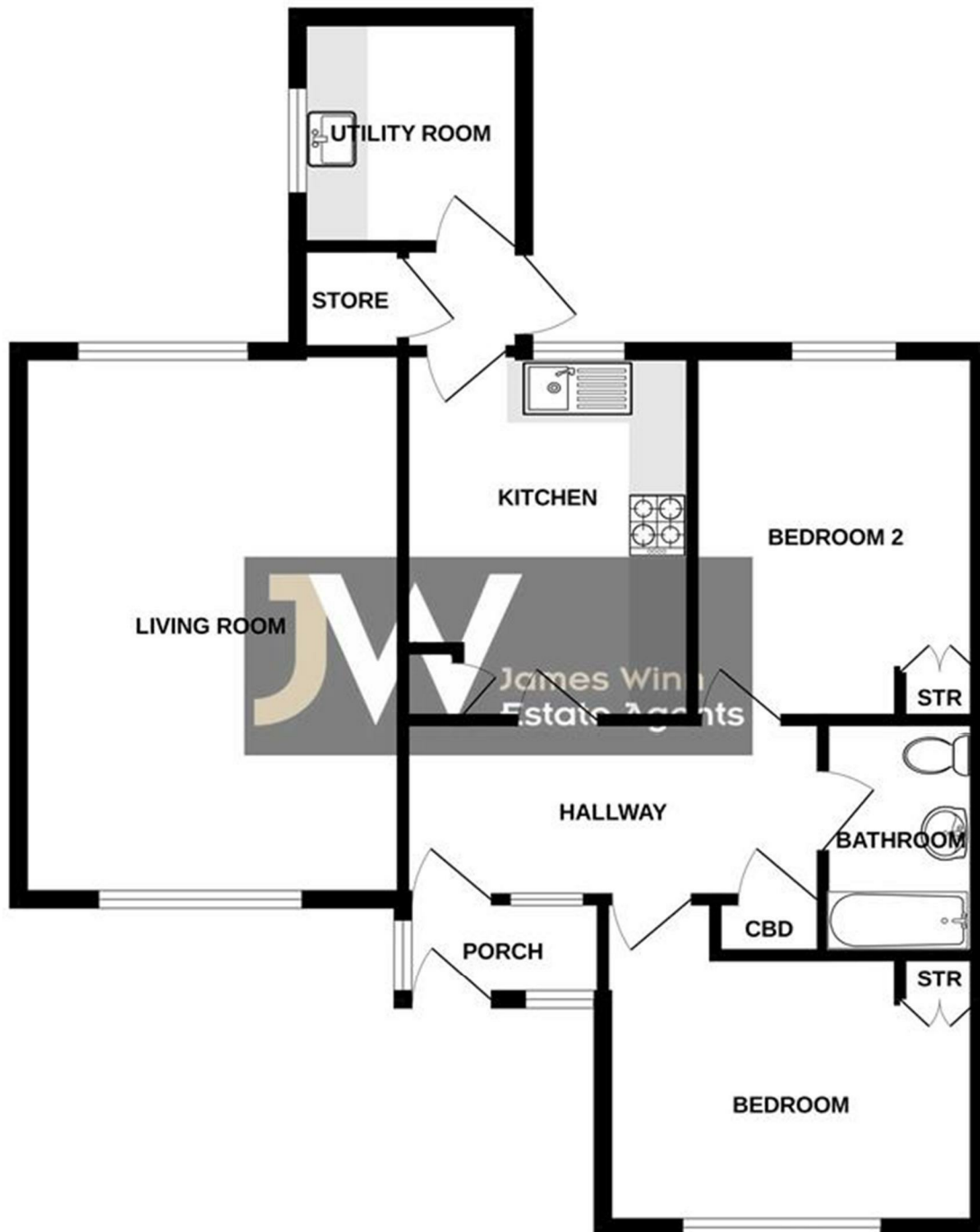
ELECTRIC CAR CHARGER: N/A

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  
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 749 sq.ft. (69.6 sq.m.) approx.

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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