



13 The Green, Romanby Northallerton DL7 8NL

Offered chain-free, this surprisingly spacious three-bedroom end-terrace property is situated in the desirable Romanby area of Northallerton. While the property benefits from a gas central heating system and double glazing, it is in need of refurbishment, offering an excellent opportunity for buyers to modernise and add their own personal touch.

The accommodation briefly comprises an entrance hall, a well-proportioned lounge, a separate dining room, a kitchen, and a utility room. To the first floor are two bedrooms and the house bathroom, while the second floor features a further generously sized double bedroom.

Externally, the property has a laid to lawn front garden. The rear garden is mostly laid to lawn, with a patio area at the top, providing a great space for outdoor relaxation and entertaining. With its spacious layout and prime location, this property has fantastic potential to be transformed into a wonderful family home.

EPC Rating E - Council Tax Band C

Chain Free £175,000

SITUATION

The Green 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 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.

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 onto Ainderby Road, take the second exit at the mini roundabout onto The Green where No. 13 can be found on the right handside.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

With entrance door to the side leading into the hallway with access to stairs, living room and dining room.

LIVING ROOM

11'10" x 12'2" (3.61 x 3.72)

With front facing uPVC double glazed window, open fireplace and radiator.



DINING ROOM

9'9" x 10'4" (2.99 x 3.164)

With side and rear facing uPVC double double glazed window, open fireplace and radiator.

**KITCHEN**

7'10" x 6'11" (2.41 x 2.12)

With two rear facing uPVC double glazed windows, a range of base, wall and drawer units, worktops inset with stainless steel sink and drainer, electric oven and hob, chrome extractor hood, understairs storage and side door to utility room.



UTILITY ROOM

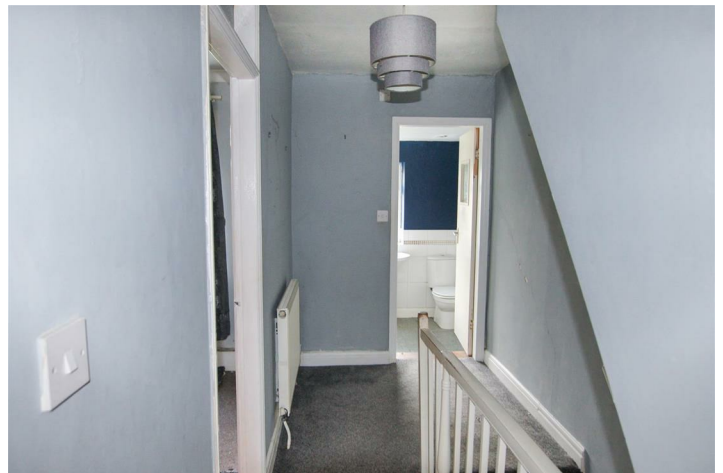
6'8" x 6'1" (2.036 x 1.86)

With access to the rear garden and plumbing for washing machine.



LANDING

With stairs to the first floor.



BEDROOM ONE

11'10" x 12'2" (3.61 x 3.71)

With front facing uPVC double glazed window and radiator.



BEDROOM TWO

13'5" x 7'11" (4.1 x 2.43)

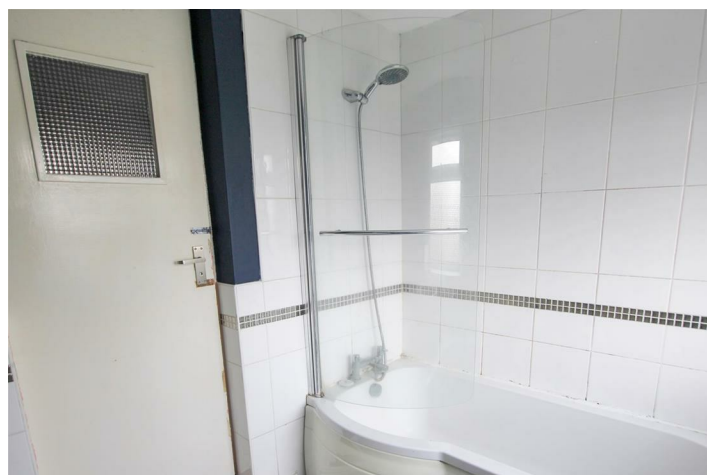
With front rear uPVC double glazed window, wardrobe and storage cupboard housing the boiler.



HOUSE BATHROOM

6'6" x 7'6" (2.0 x 2.31)

With rear facing UPVC double glazed window, low level WC, pedestal wash hand basin, panelled bath with shower over, part tiled walls and radiator.



BEDROOM THREE

12'8" x 12'4" (3.88 x 3.77)

With side facing window and eaves storage on both sides



REAR GARDEN

Mostly laid to lawn with plant borders running to the side and small patio area at the top.



EXTERNAL

The front garden is mostly laid to lawn, small path leading to the entrance.

**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.

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 firm's 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.

VIEWING BY APPOINTMENT

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 electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: Yes

PARKING ARRANGEMENTS: No

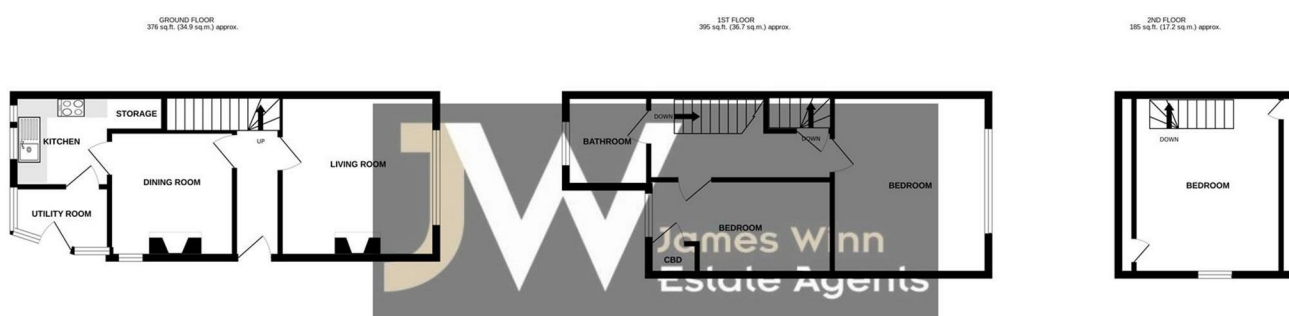
BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode 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.



TOTAL FLOOR AREA : 956 sq.ft. (88.8 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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