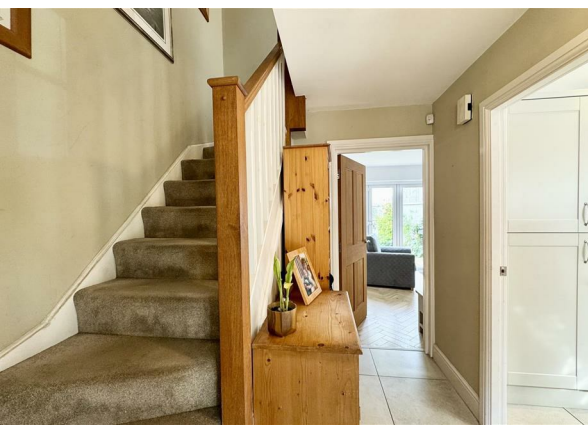


Mulberry Vale, Romanby, Northallerton, DL7 8US
Offers in the region of £235,000

estates⁴
'The Art of Property'



Mulberry Vale, Romanby, Northallerton, DL7 8US

Offers in the region of £235,000

Council Tax Band: C

Nestled in the charming Mulberry Vale, this exquisite home offers a perfect blend of modern living and elegant design. Built in 2017, this stone-built property is part of an exclusive development and boasts a well-maintained exterior that is sure to impress.

As you enter, you are greeted by a light and airy hallway that leads to a stunning kitchen and generous dining lounge at the rear. The lounge features bi-fold doors that open up to a private rear garden, creating a seamless connection between indoor and outdoor spaces. The beautifully appointed kitchen, located at the front of the house, is equipped with oak worktops and a full range of integrated appliances, making it a delightful space for culinary enthusiasts.

This home comprises of a ground floor cloak/wc, and three double bedrooms, ensuring ample space for family or guests. The principal bedroom, located on the top floor, is particularly noteworthy, featuring an impressive ensuite that adds a touch of luxury to your daily routine. The contemporary family bathroom serves the other bedrooms, showcasing quality fixtures and fittings throughout the property.

With parking for two vehicles conveniently located at the front, this home is not only practical but also perfectly positioned close to the town centre, offering easy access to local amenities. It is important to note that there is a railway line situated to the rear of the property, which may be a consideration for potential buyers.

In summary, this stunning townhouse over three floors presents an exceptional opportunity for those seeking a modern, stylish home in a desirable location. With its quality finishes and thoughtful design, it is a property that truly deserves your attention.

Set within the sought-after village of Romanby, this property enjoys a prime location just a short distance from Northallerton's bustling High Street, mainline train station and excellent local amenities. Surrounded by beautiful North Yorkshire countryside yet boasting convenient transport links to Darlington, York and beyond, the area combines the best of both worlds.

Please note:
Council tax Band - C
Tenure - Freehold
UPVC double glazing, composite front door, and gas central heating.
Total sq ft and room dimensions to be considered a guide only.
Subject property within close proximity to railway line.

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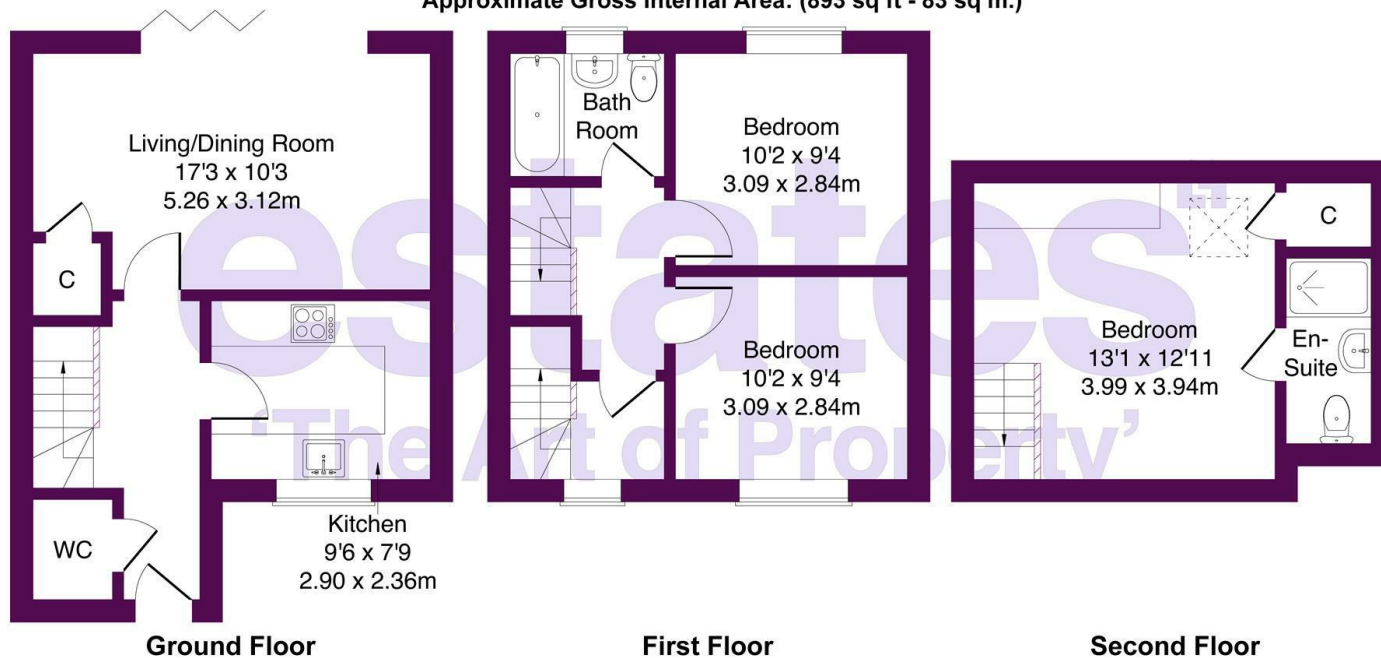


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Mulberry Vale, Romanby, DL7 8US

Approximate Gross Internal Area: (893 sq ft - 83 sq m.)



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	