



3A AINDERBY ROAD, NORTHALLERTON

OFFERS IN THE REGION OF £235,000



Northallerton  
Estate Agency



# Ainderby Road

Northallerton, DL7 8HA

**3A AINDERBY ROAD IS A BRICK BUILT, CLAY PANTILE ROOFED, 3 BEDROOM SEMI-DETACHED TRADITIONAL FAMILY HOME SITUATED ON A GOOD RESIDENTIAL, HIGHLY SOUGHT AFTER AREA OF ROMANBY WITHIN WALKING DISTANCE OF ROMANBY, NORTHALLERTON HIGH STREET AND TRAIN STATION. PROPERTY HAS WOOD EFFECT UPVC DOUBLE GLAZING THROUGHOUT AND GAS CENTRAL HEATING.**

- 3 BEDROOM SEMI DETACHED
- HIGHLY SOUGHT AFTER LOCATION OF ROMANBY
- LOW COUNCIL TAX BAND B
- WALKING DISTANCE OF NORTHALLERTON HIGH STREET AND TRAIN STATION
- OFF ROAD PARKING
- LOW MAINTENANCE GARDEN



## ENTRANCE

UPVC WOOD EFFECT DOOR WITH UPPER PANELLING, CEILING LIGHT POINT, STAIRS TO FIRST FLOOR, UNDERSTAIRS CUPBOARD.

## SITTING ROOM

CENTRE CEILING LIGHT POINT, RADIATOR, TV AND BT POINT, CHIMNEY WITH BRICK SURROUND, FLAGGED HEARTH, INSET GAS FIRE WITH OAK MANTLE SHELF, COVED ARCHWAY LEADING TO DINING ROOM.

## DINING ROOM

CEILING LIGHT POINT, RADIATOR, NICE VIEWS TO REAR.

## KITCHEN

RANGE OF BASE AND WALL UNITS WITH WROUGHT IRON DOOR FURNITURE, WOODEN WORK SURFACES, INSET BELFAST SINK WITH QUALITY MIXER TAPS, INSET 4 RING ELECTRIC HOB WITH BRUSHED STEEL AND GLASS OVEN AND GRILL, TILED SPLASHBACKS, BUILT IN UNIT FRONTED DISHWASHER, SPACE AND PLUMBING FOR WASHING MACHINE AND FRIDGE FREEZER, CENTRE CEILING LIGHT POINT.

## BEDROOM 1

CEILING LIGHT POINT, RADIATOR, WALL LENGTH WARDROBE WITH SLIDING DOORS GIVING SHELVES AND HANGING SPACE, TV POINT.

## BEDROOM 2

CEILING LIGHT POINT, RADIATOR, BEAUTIFUL VIEWS TO REAR.

## BEDROOM 3

CEILING LIGHT POINT, RADIATOR, USEFUL RECESSED AREA FOR STORAGE.

## BATHROOM

FULLY TILED WALLS AND FLOOR, PANELLED CEILING WITH INSET CEILING SPOTLIGHTS, SLIPPER BATH WITH THERMOSTATIC CONTROLLED MAINS SHOWER WITH DRENCH SHOWER AND ADDITIONAL ATTACHMENT, INSET WASHBASIN WITH EASY TURN TAPS GIVING CUPBOARD ACCESS BELOW, CONCEALED DUO FLUSH TOILET, WALL MOUNTED MIRROR FRONTED CABINET, WALL MOUNTED CHROME HEATED TOWEL RAIL.

## GARDEN

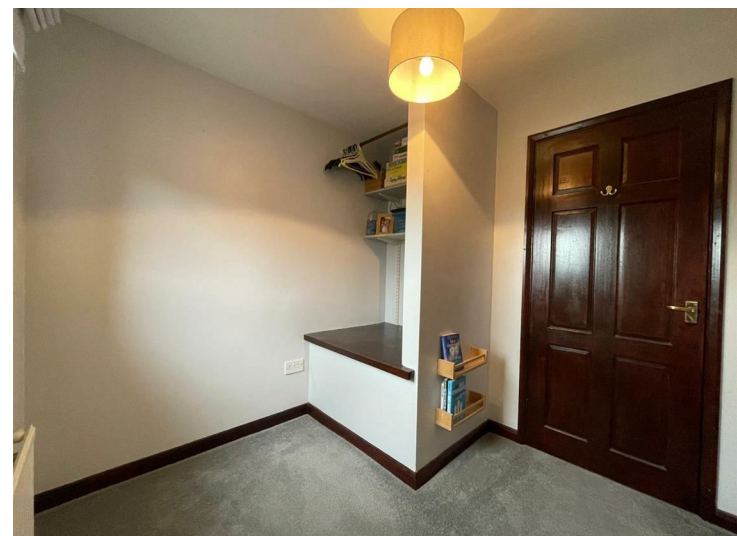
FRONT OF PROPERTY COMPRISES OF TWIN BRICK PILLARS WITH BRICK WALL, NATURAL STONE FLAGGING BEHIND WITH RAISED SLEEPER EDGED SHRUBBERY GIVING LOW MAINTENANCE GARDEN. GATED ACCESS TO THE REAR WITH NATURAL STONED WALKWAY LEADING DOWN WHICH OPENS UP TO PATIO AREA WITH SOLID WOODEN SHED, ASTROTURF LAWN WHICH ENJOYS STEPS UP FROM PATIO. GARDEN ENJOYS SLEEPER RETAINING WALLS WITH INSET CHIPPING. POST AND PLANK BOUNDARY. PROPERTY HAS OFF ROAD PARKING.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD

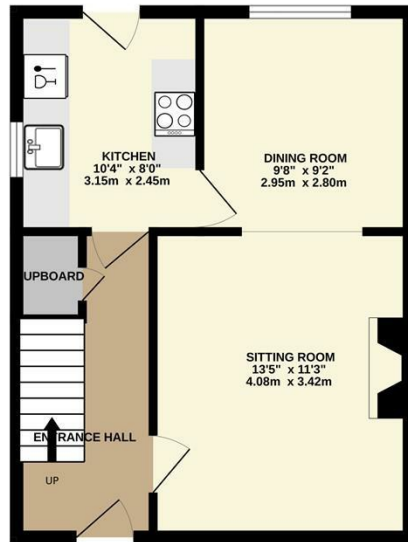
SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE  
NYCC TAX BAND - B

EPC - TBC

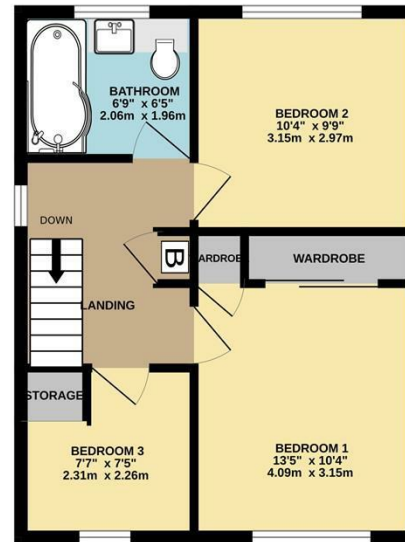


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



3A AINDERBY ROAD, ROMANBY, NORTHALLERTON, DL7 3HA

TOTAL FLOOR AREA: 786 sq.ft. (73.1 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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| Energy Efficiency Rating |           |                                              |
|--------------------------|-----------|----------------------------------------------|
| Current                  | Potential |                                              |
| 100-120 A                | 100-120 A | Very energy efficient - lowest running costs |
| 81-100 B                 | 81-100 B  |                                              |
| 61-80 C                  | 61-80 C   |                                              |
| 41-60 D                  | 41-60 D   |                                              |
| 21-40 E                  | 21-40 E   |                                              |
| 1-20 F                   | 1-20 F    |                                              |
| 1-10 G                   | 1-10 G    | Not energy efficient - highest running costs |
| England & Wales          |           | EU Directive 2002/91/EC                      |

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