



37 NORMANBY ROAD, NORTHALLERTON, DL7 8RN

REDUCED
£262,000



- 3 BEDROOM LINK DETACHED FAMILY HOME.
- *CHAIN FREE*
- WELL PRESENTED SPACIOUS LIVING.
- EPC - C

- PRIVATE ENCLOSED GARDEN TO REAR.
- DRIVEWAY FOR OFF STREET PARKING.
- SOUGHT AFTER RESIDENTIAL LOCATION
- GARAGE



37 NORMANBY ROAD, NORTHALLERTON, DL7 8RN

- A WELL PRESENTED SPACIOUS HOME.
- SHORT DRIVE ONTO THE A1 & A19
- LOCATED IN A QUIET, FAMILY-FRIENDLY NEIGHBOURHOOD
- WITHIN EASY REACH OF LOCAL SCHOOLS, SHOPS & TRANSPORT LINKS
- ONLY 0.7 MILES FROM NORTHALLERTON TRAIN STATION
- DESIRABLE AREA WITH STRONG COMMUNITY FEEL
- THREE GENEROUSLY SIZED BEDROOMS
- ONE FAMILY BATHROOM
- PRIVATE DRIVEWAY WITH ACCESS TO GARAGE
- WELL MAINTAINED REAR GARDEN
- OFFERED WITH NO ONWARD CHAIN
- EPC - C



BULLAMoor FARM, BULLAMoor, NORTHALLERTON, NORTH YORKSHIRE, DL6 3QP

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INTRODUCTION

A charming and well-proportioned three-bedroom link-detached family home, offering spacious accommodation throughout and benefiting from a large driveway, garage and an enclosed rear garden.

This property presents an excellent opportunity for first-time buyers, families, or investors looking for a comfortable home in a sought-after residential location.

SITUATION

Located in a quiet and popular residential area of Romanby, Northallerton, 37 Normanby Road enjoys excellent access to local amenities, schools and transport links.

The property is conveniently situated just a short 15 minute walk from Northallerton train station, providing direct rail services to major cities including York and Leeds.

The nearby town centre offers a wide range of shops, restaurants and leisure facilities, making this location ideal for commuters and families alike.

DESCRIPTION

This link-detached home comprises two well-sized bedrooms and a family bathroom on the first floor. The ground floor features a welcoming living room with ample natural light, third bedroom, a practical kitchen and direct access to the rear garden.

Outside, the property benefits from a large driveway with space for multiple vehicles, a single garage and a private enclosed garden perfect for outdoor entertaining or family use. Gas central heating and double glazing are installed throughout, ensuring comfort year-round. With scope to personalise or extend subject to planning permission, this property offers both immediate comfort and future potential.

ANTI MONEY LAUNDERING

Any successful purchaser will have to provide photo ID and proof of address to satisfy anti money laundering regulations. Proof of funds will also be required before any sale proceeds.

COUNCIL TAX BAND D



EPC - C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

THE LIVING SPACE COMPRISES:

LIVING ROOM 23'6" X 11'11" (7.17M X 3.62M)"

A generously sized, carpeted living room featuring a charming log burner, as a focal point. Ample space for comfortable seating and a dining table for entertaining.

KITCHEN: 10'9" X 10'4" (3.27M X 3.14M)

Modern kitchen comprising a built-in electric oven, hob, and integrated appliances including a dishwasher and washing machine. A door leads directly onto the rear patio and garden.

MASTER BEDROOM: 18'5" X 11'7" (5.62M X 3.54M)

Spacious double bedroom with fitted wardrobes, radiator and fitted carpet.

BEDROOM 2: 11'0" X 2'51" (3.36M X 2.51M)

Good sized second bedroom, carpeted with radiator.

BEDROOM 3/OFFICE: 10'10" X 8'11" (3.31M X 2.72M)

Single bedroom, carpeted with radiator.

BATHROOM: 7'25" X 7'9" (2.21M X 2.41M)

Featuring lino flooring, WC, basin, and bath with shower over.

TENURE

The property is freehold with vacant possession upon completion.

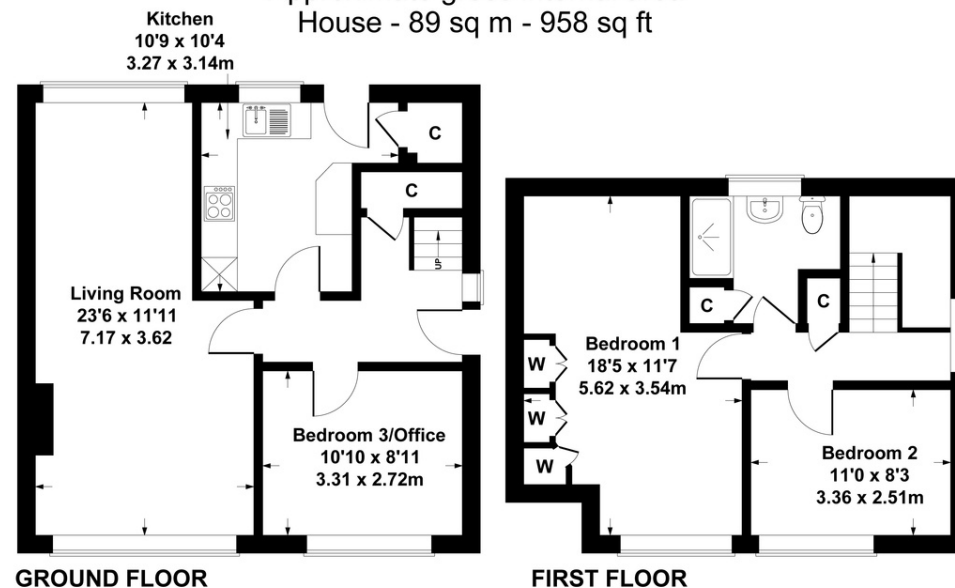
METHOD OF OFFERING

The Property is offered for sale initially by private treaty, we urge all interested parties to register their interest with us to can keep you updated as the sale progresses

37 Normandy Road, Northallerton, DL7 8RN

Approximate gross internal area

House - 89 sq m - 958 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced By Vue3Sixty



ALL EXPRESSIONS OF INTEREST SHOULD INITIALLY BE DIRECTED TO:



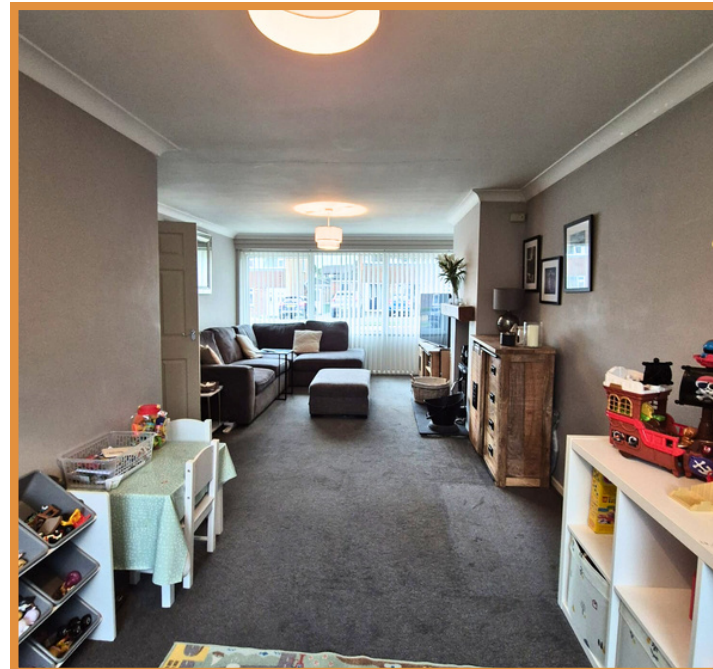
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IMPORTANT NOTICE

These particulars are prepared in good faith for general guidance only and do not constitute an offer or contract, nor form part of one. Whilst care has been taken in their preparation, their accuracy cannot be guaranteed and all interested parties should rely on their own enquiries and professional verification.

All descriptions, measurements, areas, distances and other details are approximate and provided for guidance only. No warranty or representation is given by the vendor or the agent in respect of the property.

We have not carried out a structural survey or tested any services, systems, appliances, fixtures or fittings. Any reference to such items does not imply that they are in working order or fit for purpose.

Plans and photographs are for identification and illustrative purposes only and may not be to scale. Only those items specifically confirmed in writing as included will form part of the sale.

Any matters of particular importance should be confirmed with us in writing prior to proceeding.



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