



35 THE GREEN, 35 THE GREEN, ROMANBY
NORTHALLERTON, DL7 8NL



35 THE GREEN, 35 THE GREEN

Romanby, Northallerton, DL7 8NL

This charming end-of-terrace period cottage is rich in character and enjoys views over Romanby Green. The well-presented accommodation includes two reception rooms with feature fireplaces, a galley kitchen and utility area, two double bedrooms, a modern shower room and versatile attic space. Externally, the property benefits from low-maintenance gardens and a rear patio making it an appealing and characterful home in a desirable setting.

- Sought after location within walking distance of the train station, the town & well-regarded primary
- 2 double bedrooms with additional occasional space in the attic
- Views over the village green
- On Street Parking
- EPC Rating D

GUIDE PRICE £215,000

GET IN TOUCH

youngsRPS, 80-81 High Street, Northallerton, DL7 8EG

01609 773004

northallerton@youngsrps.com





DESCRIPTION

This charming end-of-terrace period cottage offers a wealth of character and original features throughout. Upon entering the property, there is a spacious dining room with a window overlooking the green, exposed whitewashed ceiling beams and space for a feature fireplace.

The well-proportioned sitting room also enjoys views over the green and features a marble fireplace with inset living flame gas fire. To the rear of the property is a practical utility room with plumbing for a washing machine, useful under-stairs storage and a return staircase leading to the first floor.

The galley-style kitchen is fitted with a range of cream units incorporating an inset sink, built-under electric oven and halogen hob, with a door providing access to the rear patio area.

To the first floor, a spacious landing is currently utilised as a study area and benefits from a rear-facing window and an airing cupboard housing the Worcester gas central heating boiler. There are two double bedrooms, both enjoying views over Romanby Green, with the principal bedroom featuring a large built-in wardrobe with drawers below. The accommodation is completed by a convenient shower room fitted with a modern suite.

The property further benefits from versatile attic space, easily accessed from the landing via a loft ladder. This room features a large front-facing window, stripped floorboards and a radiator, and is currently used as a hobbies room and storage area.

Externally, the cottage is bordered by mature hedging to the front boundary, with gravelled areas providing ease of maintenance. To the rear is an enclosed patio area with picket fencing.

LOCATION

Situated within the popular market town of Northallerton, within walking distance of all the facilities and amenities the town has to offer. The property is well placed for primary and secondary schooling. The thriving market town has a weekly market which has been running since it was chartered in 1200. The bustling High Street is home to many







independent businesses from delicatessens, greengrocers and department stores with larger chains also available. There are ample facilities to make use of including sports clubs, restaurants, pubs, theatre, bowling alley and cinema.



Ideally situated between The Yorkshire Dales National Park and The North Yorkshire National Park, Northallerton is also conveniently located for commuters who can make use of the excellent road and rail networks giving convenient access to Darlington, Newcastle, York, Leeds and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits.

SERVICES

Gas central heating, mains electricity, water & drainage.

TENURE

The property is Freehold.

CHARGES

North Yorkshire Council Tax Band D.

VIEWINGS

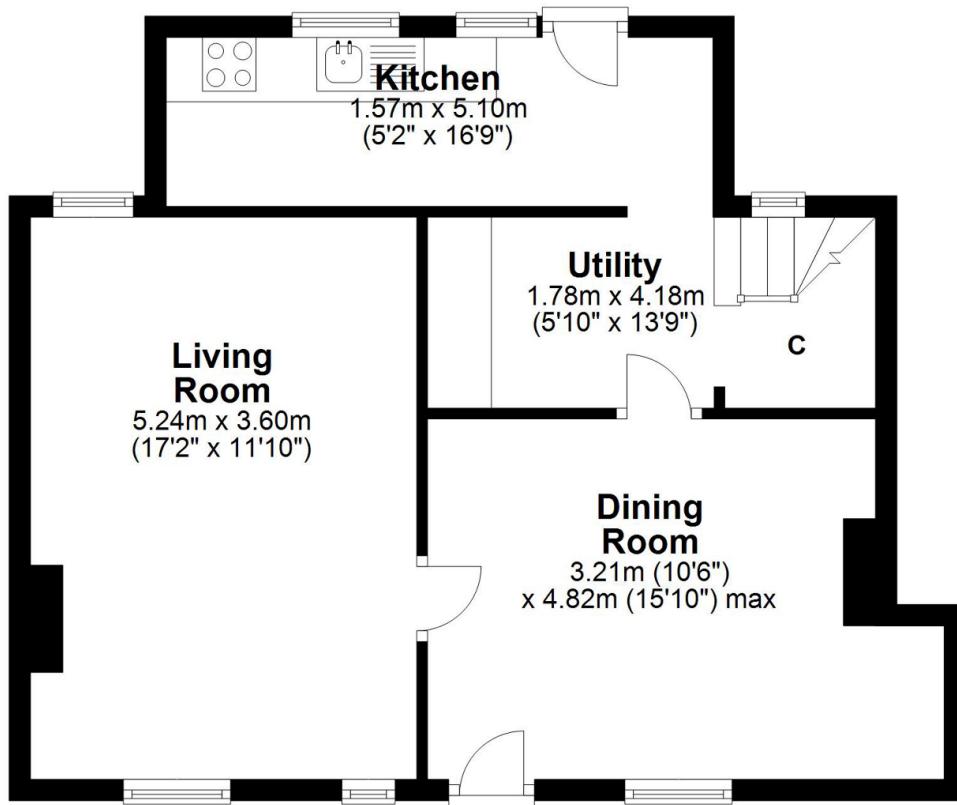
By appointment with the Agents. Please call 01609 773004.

AGENT'S NOTES

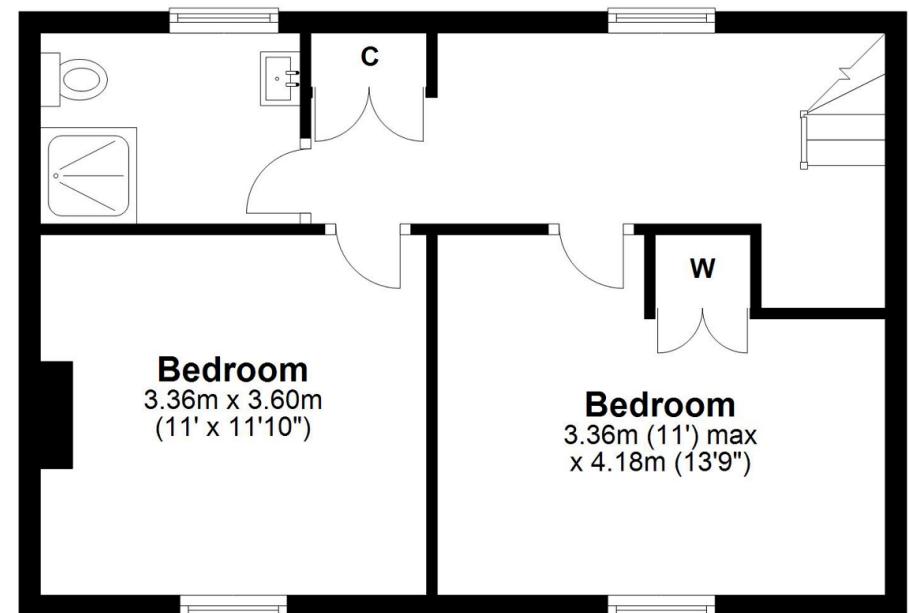
Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.

The Green Romanby

Total area: approx. 91.6 sq. metres (985.5 sq. feet)



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser.

Created especially for Youngs RPS by Vue3sixty Ltd

www.youngsrps.com
Northallerton 01609 773004



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of youngsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.