



35 The Green
Romanby, Northallerton, DL7 8NL

youngsRPS 

**35 The Green
Romanby
Northallerton
DL7 8NL**

Guide Price: £239,950

A charming & characterful double fronted period cottage located in the heart of Romanby overlooking the village green. Accommodation includes 2 spacious reception rooms & 2 double bedrooms together with easy to access occasional space to the attic. There is an enclosed patio to the rear & a detached single garage.

- 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
- Detached single garage

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This end of terrace period cottage has a wealth of character & charm. Entering the property there is a spacious dining room with a window overlooking the green, space for a fire & whitewashed beams to the ceiling. The well-proportioned sitting room also overlooks the green & has a marble fireplace. To the rear is a practical utility room with plumbing for a washing machine, under stairs storage area & a return staircase to the first floor. A galley kitchen has a range of cream units with inset sink, built-under electric oven & halogen hob & an exit door to the rear patio. Upstairs there is a spacious landing which is currently used as a study area with a window to the rear. There is also an airing cupboard with Worcester gas central heating boiler. The two double bedrooms both overlook Romanby Green, the largest having a large built-in wardrobe with drawers below & the cottage also has a convenient shower room with modern suite. The house has additional versatile space in the attic which is easily accessed from the landing by way of a ladder. This room has a large window to the front, stripped floorboards & a radiator & currently used as both a hobbies room & storage area. Externally, the cottage has mature hedging to the front boundary & borders laid to gravel for ease of maintenance. The rear of the cottage has a patio enclosed by picket fencing & a gate which leads out to a single detached sectional GARAGE with power.

LOCATION Romanby is a much sought-after area on the southern

edge of the town. It is within walking distance of the mainline train station, local shop & pharmacy, well-regarded primary school, pub, church & Northallerton itself. 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 Hambleton District Council Tax Band D.

VIEWINGS By appointment with the Agents. Please call 01609

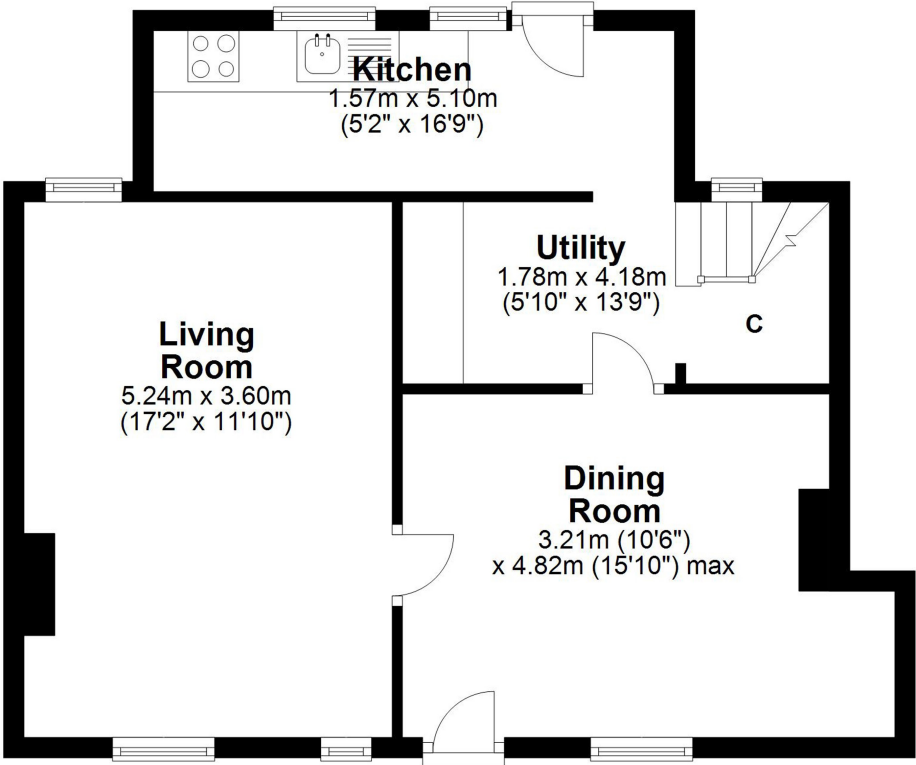
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AGENT'S NOTES Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.

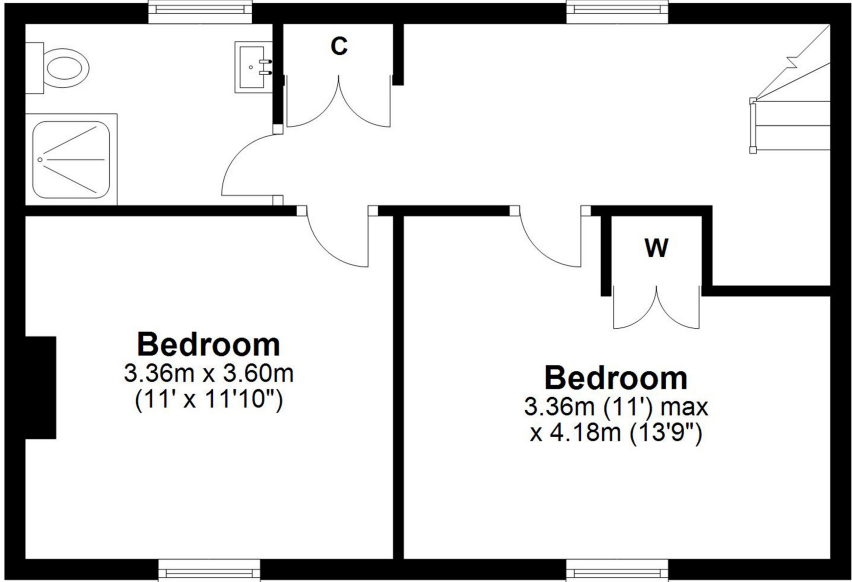
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

The Green Romanby

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



Ground Floor



First Floor

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.



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