



30 BRANSDALE AVENUE, ROMANBY
NORTHALLERTON, DL7 8FY



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Romanby, Northallerton, DL7 8FY

Occupying a sought-after position within the popular village of Romanby, this beautifully presented three-bedroom semi-detached home offers spacious accommodation, generous off-street parking and generous gardens. Ideally located within walking distance of the railway station, well-regarded schools and Northallerton town centre, the property also benefits from full planning permission for a substantial extension, if desired.

- Three Bedroom Semi Detached Home
- Popular Village of Romanby
- Planning Permission for Substantial Extension
- Off Street Parking
- Generous Rear Garden
- EPC Rating D

OFFERS OVER £230,000

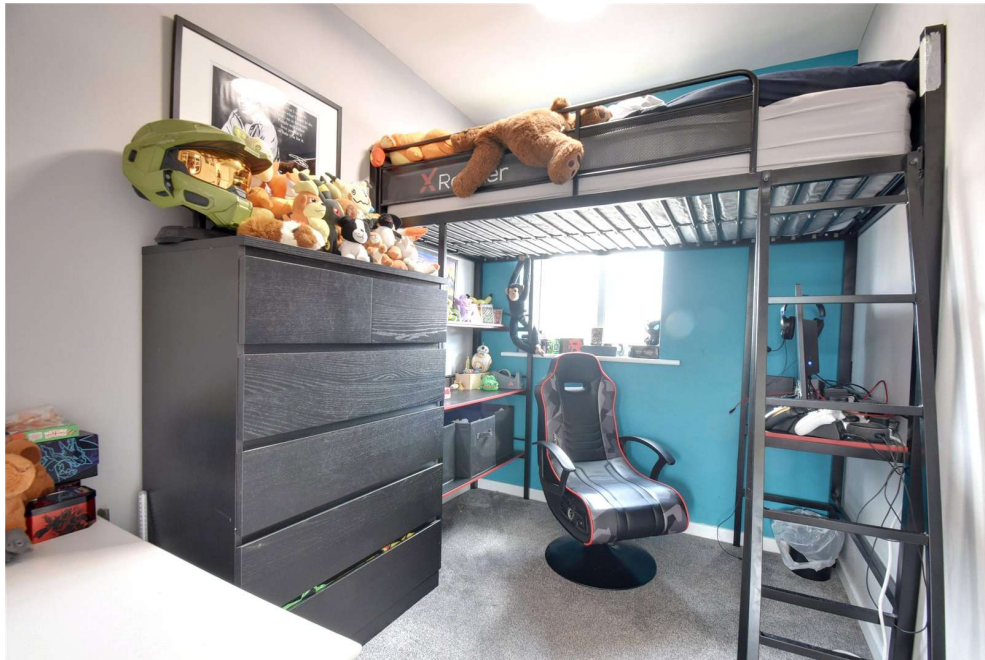
GET IN TOUCH

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

01609 773004

northallerton@youngsrps.com





DESCRIPTION

Situated within the ever-popular Romanby area of Northallerton, this beautifully presented three-bedroom semi-detached home offers spacious and well-appointed accommodation, generous off-street parking and attractive gardens. Ideally positioned within walking distance of the train station, well-regarded schools and the town centre, the property is perfectly suited to first-time buyers and growing families.

The property is entered via a welcoming entrance hallway with stairs rising to the first floor and access into the principal reception room. Situated to the front of the property, the spacious living room enjoys a bay window allowing plenty of natural light, together with a feature fireplace with log burning stove creating an attractive focal point. There is also useful downstairs storage.

To the rear, the impressive kitchen-dining room provides an excellent space for both everyday family life and entertaining. Fitted with a range of wall and base units, the kitchen benefits from a recently installed electric cooker, a boiling and chilled water tap, integrated wine fridge, plumbing for both a washing machine and dishwasher, space for a tall fridge freezer and a tumble dryer, together with ample room for a dining table. French doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces.

To the first floor are three well-proportioned bedrooms, including two comfortable doubles and a generous single bedroom, offering flexibility for families, guests or those working from home. The contemporary family bathroom is fitted with a white suite comprising a panelled bath with shower over and glazed screen, vanity wash hand basin, WC and heated towel rail.

Externally, the property benefits from a driveway providing off-street parking for two to three vehicles. The front garden is laid to lawn, whilst the enclosed rear garden has been thoughtfully designed to provide an excellent outdoor space, incorporating a lawn, raised decking area ideal for al fresco dining and entertaining, and a barked play area.

A particularly attractive feature of the property is the benefit of full planning permission for a substantial two-storey side extension together with a single-storey





rear extension, offering purchasers the exciting opportunity to create a spacious five-bedroom family home should additional accommodation be required.

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.

Viewings

Strictly by appointment only. Please contact the Agent on 01609 773004.

Charges & Services

North Yorkshire Council Tax Band C. Mains electricity, water, gas and drainage are connected. A new gas central heating boiler was installed in 2025. Electric Vehicle Charging Point.

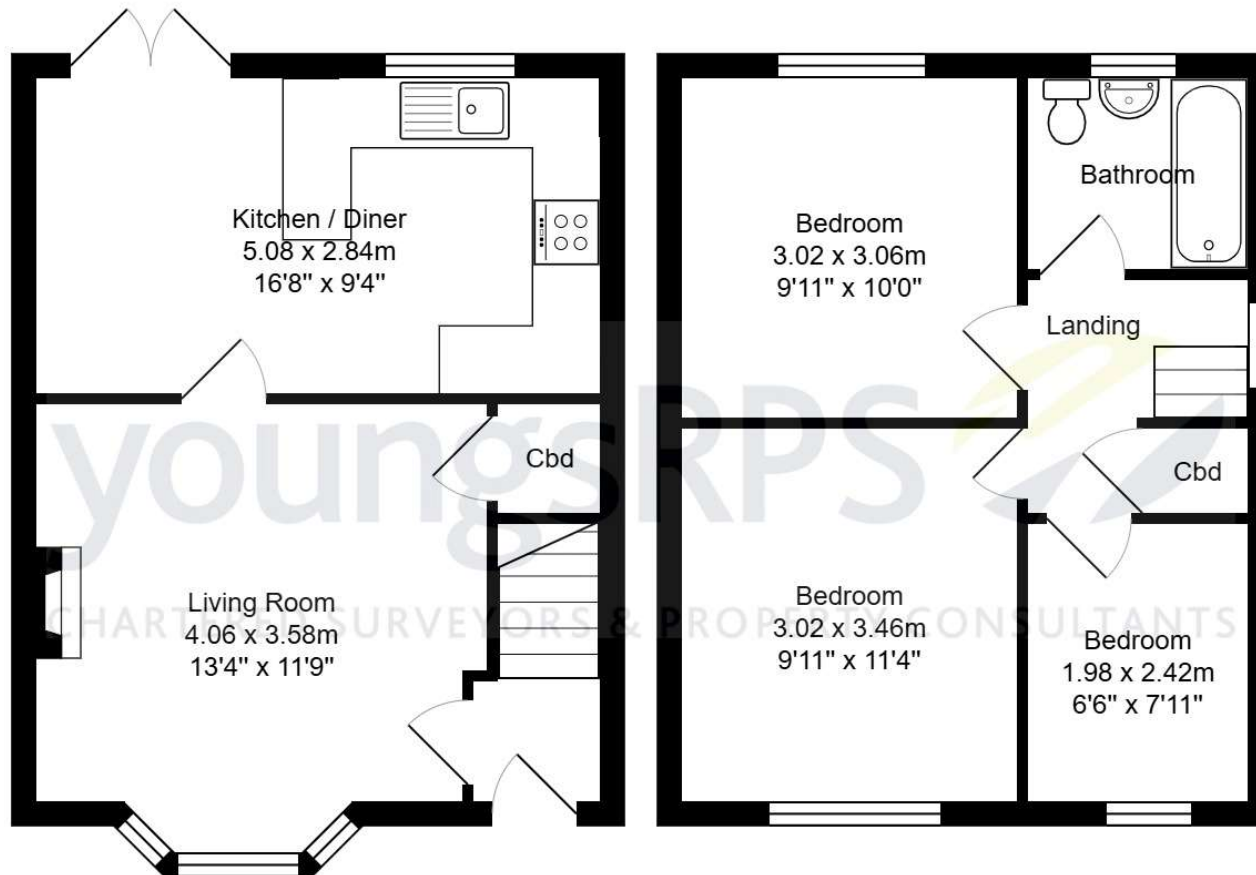
Tenure

The property is Freehold.

Agent's Notes

To access the full planning details please contact North Yorkshire Council Planning Department quoting Reference - ZB24/02211/FUL

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.



All measurements are approximate and for display purposes only.

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Northallerton 01609 773004



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