



15 MULBERRY VALE, ROMANBY
NORTHALLERTON, NORTH YORKSHIRE, DL7 8US



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Situated within a popular residential development and just a short walk from Northallerton town centre and railway station, this spacious four-bedroom townhouse offers flexible accommodation arranged over three floors, together with a private rear garden, off-street parking for two vehicles and an EV charging point. With four double bedrooms and well-planned living accommodation, the property is ideally suited to growing families, professional couples and commuters alike.

- Spacious Townhouse
- Four Genuine DOUBLE Bedrooms
- Open-Plan Kitchen, Dining and Living Space
- En-suite to Master Bedroom
- Two Allocated Parking Spaces & EV charging point
- Walking distance to Northallerton Town Centre & Railway Station
- EPC Rating B

OFFERS OVER £250,000

GET IN TOUCH

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

01609 773004

northallerton@youngsrps.com





DESCRIPTION

The property is entered via a welcoming entrance hallway with a useful cloakroom/WC, leading through to an impressive open-plan living space designed with modern family life in mind.

Positioned to the front of the property, the kitchen is fitted with a comprehensive range of wall and base units incorporating integrated appliances including a fridge/freezer, dishwasher, washing machine, electric oven and hob, together with ample worktop and cupboard space. The adjoining dining area provides plenty of room for entertaining and flows seamlessly into the spacious living room, where bi folding doors open onto the rear garden, creating a wonderful connection between the indoor and outdoor living spaces.

To the first floor are two generous double bedrooms, both benefiting from fitted wardrobes and built-in storage. The principal guest bedroom enjoys the added luxury of an en-suite shower room, whilst the contemporary family bathroom is fitted with a white suite comprising a bath with shower over, WC and wash hand basin.

The second floor provides two further spacious double bedrooms, offering excellent flexibility to suit a variety of lifestyles. Whether utilised as additional bedrooms, a home office or hobby room, both enjoy an abundance of natural light, with one also benefiting from built-in storage.

Externally, the property continues to impress. The enclosed rear garden enjoys a good degree of privacy and has been designed for ease of maintenance, incorporating both lawn and patio areas to provide an ideal space for relaxing and entertaining. To the front are two allocated parking spaces together with the added convenience of an EV charging point.

Mulberry Vale occupies a convenient position within easy walking distance of Northallerton town centre, the railway station and a range of local amenities. The town offers an excellent selection of independent shops, cafés, restaurants, supermarkets and leisure facilities, together with direct rail services to York, Leeds, Newcastle, Edinburgh and London. The nearby A1(M) and A19 also provide excellent road links, making the property particularly well suited to commuters.







LOCATION

Situated within the highly regarded village of Romanby, the property enjoys a convenient position just a five-minute walk from a range of local amenities, including a convenience store, the recently refurbished public house and the attractive village green. Northallerton town centre is also within comfortable walking distance, offering an excellent range of facilities and amenities, together with well-regarded primary and secondary schools.

The thriving market town hosts a twice-weekly market, a tradition dating back to its charter in 1200, and boasts a bustling High Street with an excellent selection of independent retailers, delicatessens, greengrocers, cafés and department stores, alongside a variety of national retailers. Leisure facilities are equally impressive, with sports clubs, restaurants, pubs, a theatre, bowling alley and cinema all close at hand.

Ideally positioned between the Yorkshire Dales National Park and the North York Moors National Park, Northallerton is perfectly placed for those who enjoy the outdoors whilst also benefiting from excellent transport links. The nearby railway station provides regular services to York, Leeds, Newcastle, Edinburgh and London, whilst the A1(M) and A19 offer convenient road connections, making this an ideal location for commuters seeking the perfect balance of village living and accessibility.

Viewings, Charges & Services

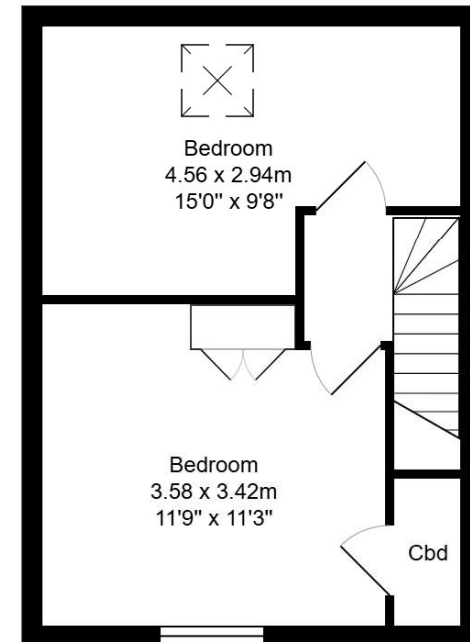
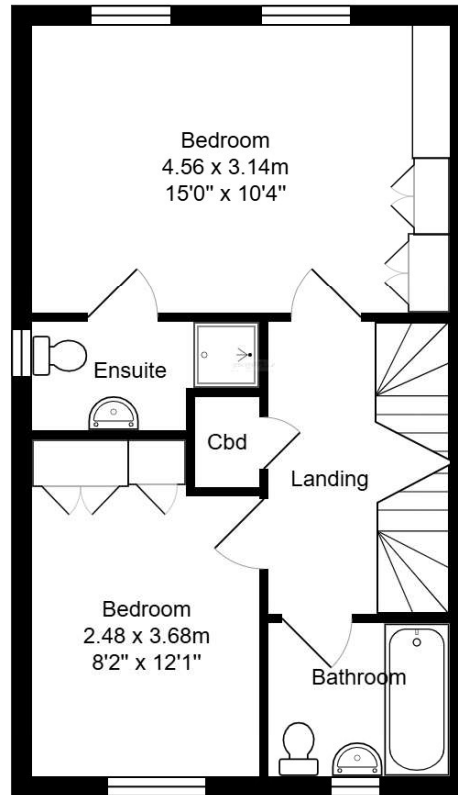
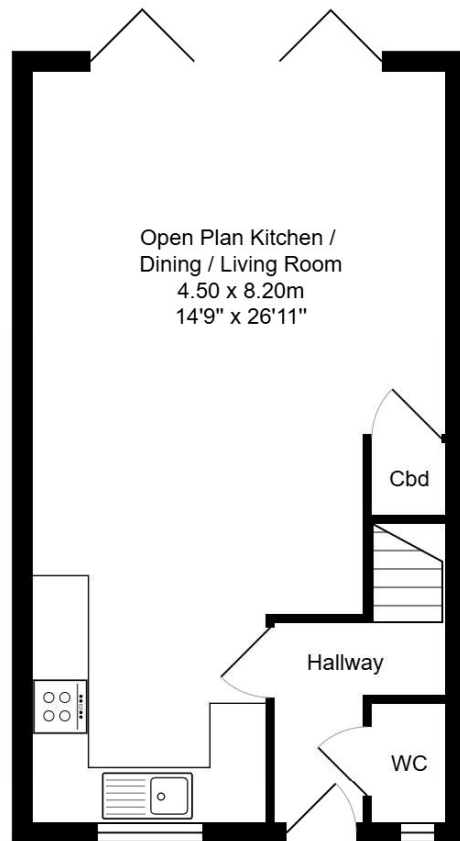
Strictly by appointment only. Please contact the Agent on 01609 773004. North Yorkshire Council Tax Band D. Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water.

Tenure

This property is Freehold.

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.



Total Area: 104.1 m² ... 1121 ft²

All measurements are approximate and for display purposes only.

www.youngsrps.com
Northallerton 01609 773004



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