



76 ROMANBY ROAD, NORTHALLERTON
NORTH YORKSHIRE, DL7 8NQ



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A charming End Terraced Period Town House, ideally situated within easy walking distance of the town centre. Offering well-proportioned accommodation with a wealth of period character, the property comprises Entrance Hall, Lounge, Dining Room, Kitchen, Utility/WC, Conservatory, Two Double Bedrooms and a recently updated Bathroom with walk-in shower. Outside, there is parking for two vehicles to the front and an enclosed rear garden laid with decking.

- Characterful Property
- Two Bedrooms
- Modern Kitchen & Bathroom
- Driveway Parking

ASKING PRICE £199,000

GET IN TOUCH

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DESCRIPTION

This delightful End Terraced Period Town House is full of character and occupies a particularly convenient position, just a short walk from the town centre. The property offers well-proportioned accommodation, combining attractive period features with modern improvements.

The accommodation comprises an Entrance Hall with polished wood flooring and stairs to the First Floor, leading through to a characterful Lounge with curved bay window, full-height brick chimney breast and hearth with gas supply, corniced ceiling and an opening into the Dining Room. The Dining Room features an attractive arched cast iron fireplace with white surround and mantel, corniced ceiling and useful downstairs storage cupboard.

The Kitchen is fitted with a range of cream wall and floor units with wood-effect worktops and incorporates a ceramic sink, gas hob with stainless steel and glass extractor over, integrated dishwasher, fridge and freezer and tiled flooring, with access through to the Conservatory. The Conservatory provides a useful additional reception space with double doors opening onto the rear garden. A Utility/WC provides a WC, contemporary wash basin, plumbing and space for washing machine and tumble dryer, together with tiled flooring and fully tiled walls.

To the First Floor are Two Double Bedrooms, with the principal bedroom benefiting from two double fitted wardrobes with storage shelving above, whilst the second bedroom features an attractive cast iron fireplace. The Bathroom has been recently updated and comprises a modern walk-in shower, WC and wash basin. Outside, the property has parking for two vehicles, with gated side access leading to the enclosed rear garden. The garden is laid with decking and enclosed by brick walling and timber fencing, providing a good degree of privacy and seclusion. A Viewing is highly recommended to appreciate the character, accommodation and convenient position this attractive period town house has to offer.

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.

Tenure

The property is Freehold.

Charges

North Yorkshire Council Tax Band B.

Services

Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water.

Viewings

Viewings are strictly by appointment. Please contact the agent.

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.



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