



85 ROMANBY ROAD, NORTHALLERTON
NORTH YORKSHIRE, DL7 8FH



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A well-presented three-bedroom, two-bathroom, three-storey terraced townhouse, ideally located within walking distance of Northallerton town centre. The property benefits from a modern dining kitchen, updated shower rooms, separate utility room, south-facing rear garden, driveway parking, and a single garage.

- Beautifully Presented Town House
- Three DOUBLE Bedrooms
- Two Bathrooms
- Convenient Location Close To Town & Railway Station
- Off Street Parking & Single Garage
- EPC Rating C

GET IN TOUCH

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DESCRIPTION

This three-storey townhouse offers spacious and versatile accommodation throughout. The property is entered via a welcoming hallway with a return staircase to the first floor and an under-stairs storage cupboard.

To the ground floor, there is a versatile family room/snug positioned to the front of the property, with an open archway leading through to the spacious dining kitchen. Updated in recent years, the kitchen features a range of high-gloss wall and base units with integrated appliances including a double fridge, separate double freezer, dishwasher, and double electric oven with ceramic hob. There is ample space for dining, with French doors opening out to the rear garden. A separate utility room provides plumbing for a washing machine and houses the gas central heating boiler, together with a practical ground floor WC.

To the first floor, the property benefits from a well-proportioned sitting room with two windows to the front elevation, including a bay window. The double bedroom on this floor enjoys a range of built-in wardrobes and is positioned adjacent to the recently updated house shower room, which is fully tiled and fitted with striking emerald green tiles to the walk-in shower, a vanity sink unit with storage, and WC.

The second floor offers two further double bedrooms, both benefitting from two built-in double wardrobes providing excellent storage. The principal bedroom also features a recently updated en-suite shower room comprising a shower, WC, and vanity sink unit.

Externally, the front garden is enclosed by a low wall with a lawned area, decorative flower borders, and timber gate access. The south-facing rear garden enjoys a good degree of privacy, enclosed by timber fencing, and includes a paved seating area and lawn. A rear gate provides access to the tarmac driveway and semi-detached single garage with electric and up-and-over door.

LOCATION

Situated within the popular market town of Northallerton, within a short walk to the mainline railway station and 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.

Charges

North Yorkshire Council Tax Band D.

Services

Mains electricity, water, gas and drainage are connected.

Tenure

This property is leasehold, held on a 999-year lease commencing 1944. There are no ground rent or service charges payable.

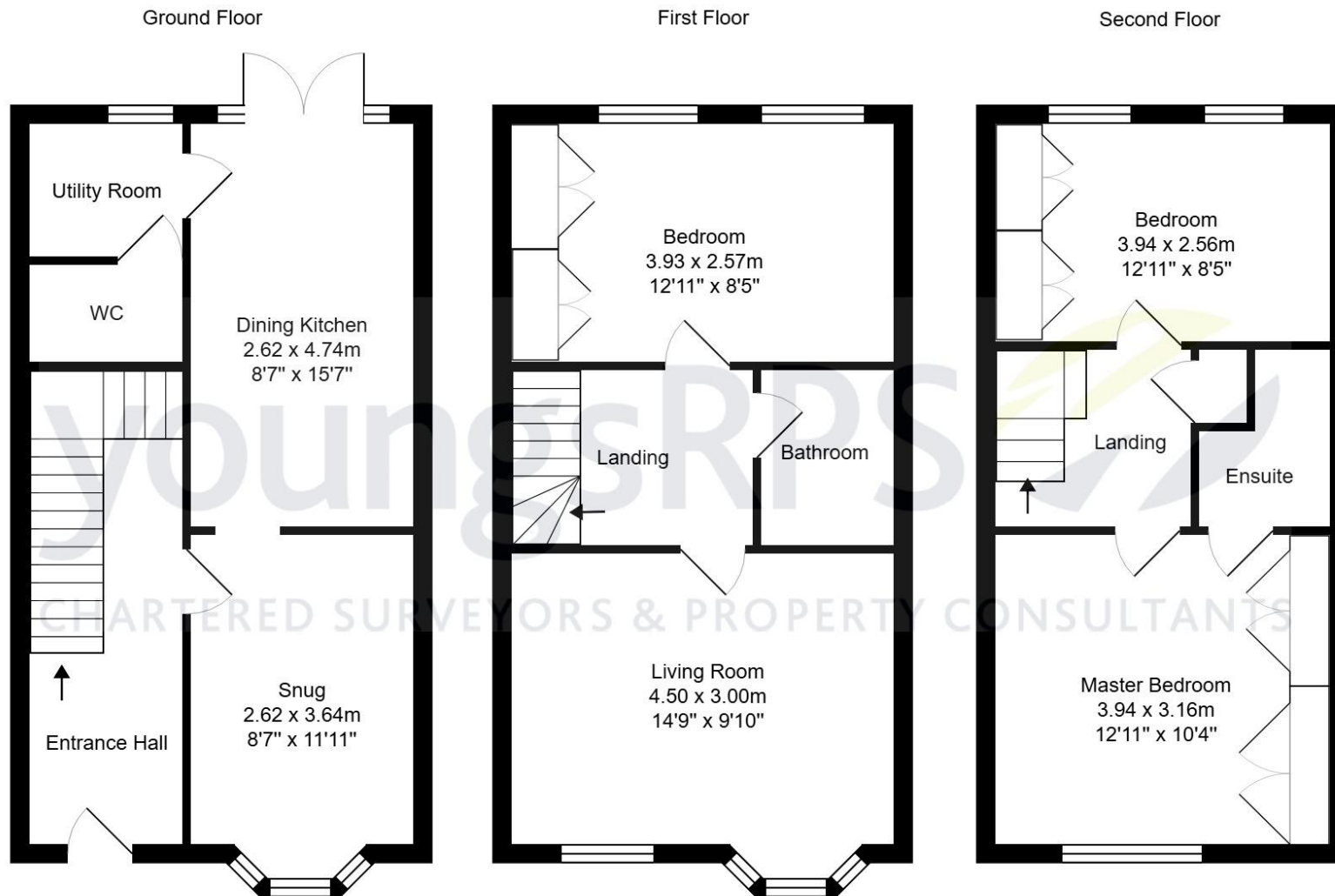
Viewings

Strictly by appointment only. Please contact the Agent on 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.





All measurements are approximate and for display purposes only.

www.youngsrps.com
Northallerton 01609 773004



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