



19 PENNINE VIEW, NORTHALLERTON
NORTH YORKSHIRE, DL7 8HN



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CHAIN FREE - A beautifully presented and fully renovated family home, situated in the highly sought-after village of Romanby. Offering stylish, ready-to-move-into accommodation, the property features a contemporary open-plan kitchen diner, a bright conservatory, three well-proportioned bedrooms and a modern bathroom. Externally, the home benefits from a westerly-facing rear garden, driveway and garage, making it an ideal choice for modern family living.

- Newly Renovated Semi-Detached Family Home
- 15-minute walk to the High Street
- 5-minute walk to Romanby Primary School
- Three bedrooms
- Attractive Gardens, Garage & Off Street Parking
- EPC Rating D

GUIDE PRICE £270,000

GET IN TOUCH

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

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DESCRIPTION

A beautifully presented and fully renovated family home, situated on a popular residential street within the sought-after village of Romanby. The property has been thoughtfully updated throughout, including a stylish new kitchen and bathroom, new floor coverings and full redecoration, creating a modern and ready-to-move-into home.

The property is entered via a uPVC front door into an entrance porch, leading through to a welcoming hallway with stairs rising to the first floor. To the right is a comfortable living room with a front-facing window, while to the rear is a superb open-plan kitchen dining room, fitted with a contemporary range of wall and base units with complementary work surfaces, inset sink and integrated appliances. French doors from the dining area lead through to the conservatory, which provides an excellent additional reception space and enjoys pleasant views over the rear garden.

A door from the kitchen gives access to a useful utility room with matching worktops, plumbing for a washing machine and a ground floor WC.

To the first floor are three well-proportioned bedrooms, including two generous doubles and a single, all served by a modern house bathroom fitted with a white suite comprising a panelled bath with shower over, WC and wash hand basin with vanity unit. A cupboard within the bathroom houses the gas central heating boiler.

Externally, a brick-paved driveway provides off-street parking and leads to an attached single garage with up-and-over door. The front garden is laid to decorative gravel with a low brick wall boundary. To the rear, the westerly-facing garden is predominantly laid to lawn with a paved patio area and established planting, offering a lovely space to enjoy the afternoon and evening sun.

Overall, this is an excellent opportunity to acquire a stylish, turnkey home in a highly regarded location.

LOCATION

Situated within the popular market town of Northallerton, the property is within walking distance of all the town's facilities and amenities. Families will appreciate the excellent







schooling nearby, with Romanby Primary School - rated Good by Ofsted, and secondary education available at Northallerton School & Sixth Form College, also rated Good. The thriving market town, chartered in 1200, hosts a twice weekly market and boasts a bustling High Street with a mix of independent shops, delicatessens, greengrocers, department stores, and larger national chains. Residents can also enjoy a wide range of leisure and entertainment facilities, including sports clubs, restaurants, pubs, a 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

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

Charges

North Yorkshire Council Tax Band C.

Viewings

By appointment only. Please contact the Agent.

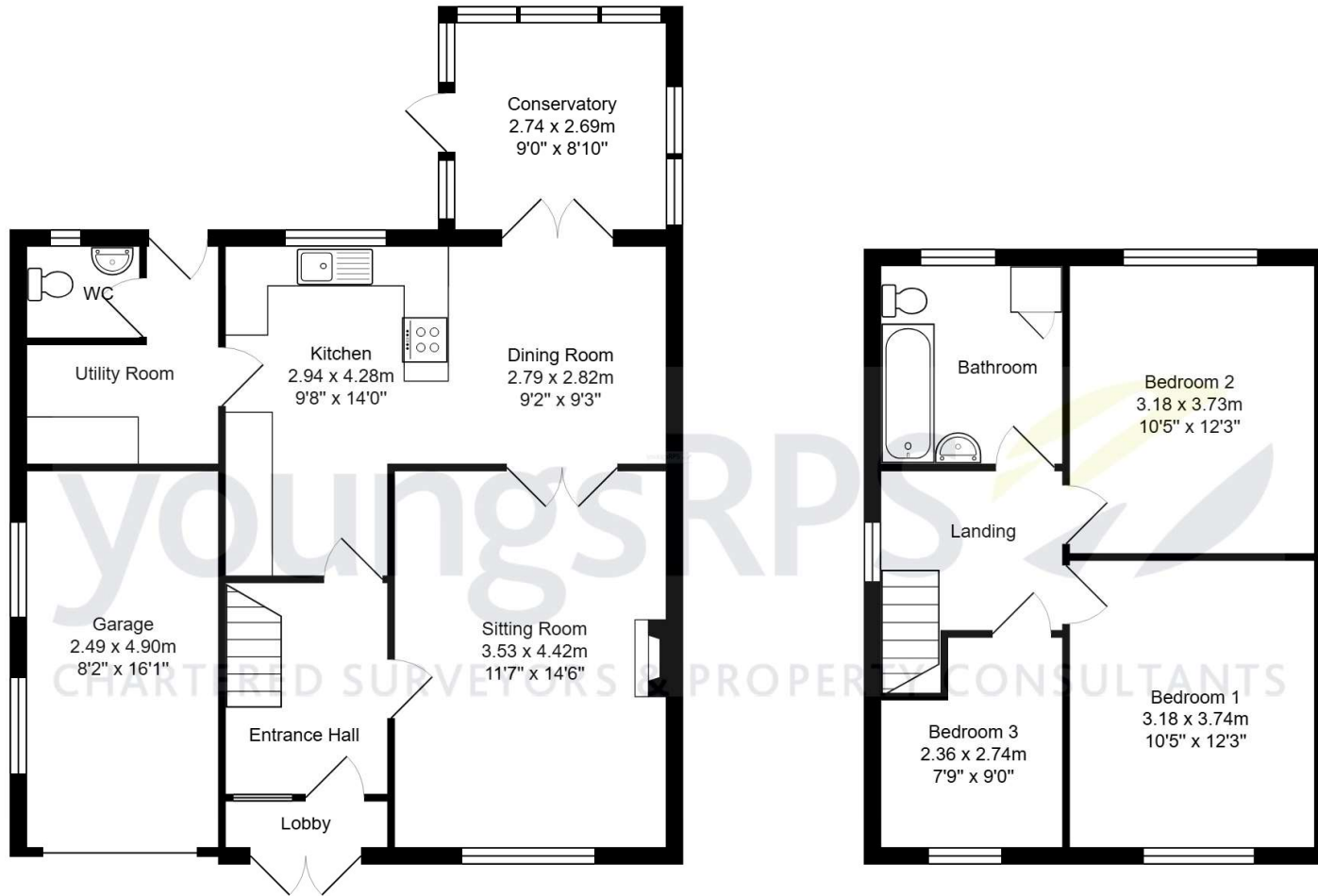
Tenure

The 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.





All measurements are approximate and for display purposes only.

Total Area: 93.3 m² ... 1005 ft²

www.youngsrps.com
Northallerton 01609 773004



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