



23 PENNINE VIEW, NORTHALLERTON
NORTH YORKSHIRE, DL7 8HN



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Northallerton, North Yorkshire, DL7 8HN

A spacious family home in the sought-after village of Romanby, offering generous accommodation and scope for modernisation. The property includes living and dining rooms, kitchen, utility space, three bedrooms, and a family bathroom, with a driveway, garage, and westerly-facing garden providing a pleasant outdoor space.

- Three Bedroom Semi Detached Home
- Spacious Accommodation
- Scope for Updating and Modernisation
- Westerly Facing Rear Garden
- Driveway and Garage
- EPC Rating TBC

GET IN TOUCH

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

01609 773004

northallerton@youngsrps.com





DESCRIPTION

A spacious family home situated on a popular residential street within the sought-after village of Romanby. The property offers generous accommodation throughout but does require modernisation. This presents an excellent opportunity for a buyer to personalise the home and add value according to their own tastes.

The property is entered via a uPVC front door into an entrance porch, leading through to a hallway with stairs rising to the first floor. To the right lies a comfortable living room with a front-facing window and electric fire. Concertina doors lead through to the dining room, with window looking out to the rear garden.

The kitchen is fitted with a range of wall and base units, laminate worktops and a stainless-steel sink and drainer. There is space for an electric cooker, fridge, and plumbing for a washing machine, together with a useful storage cupboard. A rear porch provides additional access to the garden and an integral door to the attached garage.

To the first floor are three well-proportioned bedrooms, two generous doubles and a single, all served by the house bathroom which includes a panelled bath and wash hand basin. The WC is separate.

Externally, a brick-paved driveway provides off-street parking and leads to the attached single garage with an up-and-over door. The front garden is laid predominantly to lawn with attractive mature trees, shrubs and planted borders, all enclosed by a low brick wall. A particular feature of the property is the beautifully landscaped, westerly-facing rear garden, thoughtfully arranged over two levels. Predominantly laid to lawn and framed by mature planting, it provides a wonderful setting for relaxing, entertaining and making the most of the afternoon and evening sunshine.

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.

Services

Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water. A new gas boiler was installed in 2025.

Charges

North Yorkshire Council Tax Band C.

Tenure

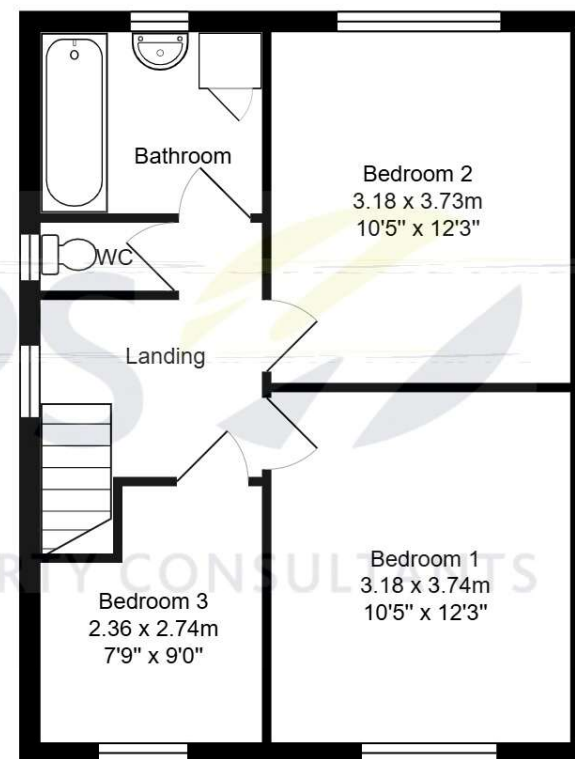
The property is Freehold.

Viewings

Viewings are strictly by appointment. 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.

Total Area: 93.3 m² ... 1005 ft²

www.youngsrps.com
Northallerton 01609 773004



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