



**Romanby Road**  
Northallerton, DL7 8NG

**youngsRPS** 

**Flat 8 Kirby House  
Romanby Road  
Northallerton  
DL7 8NG**

**Guide Price: £138,000**

A Fantastic spacious second floor apartment just a short distance from Northallerton's busy high street. There is spacious and well-proportioned accommodation offering two bedrooms, the master benefiting from built in wardrobes, a living/dining room and a separate kitchen. There is also a modern bathroom servicing the apartment. The property benefits from ample storage with a useful cupboard in the hallway and access to the loft.

- Top floor apartment
- Off Street Parking
- Accessible to Town Centre and Transport Links
- Two Double Bedrooms
- Superb spacious living room



**youngsRPS** 

**Youngs - Northallerton 01609 773004**



**DESCRIPTION** A well-presented second floor two-bedroom apartment with generous internal proportions. Accessed by a main communal entrance doors serving only Flats 7&8, the accommodation briefly comprises a superb spacious living room with two windows and an electric fireplace along with a separate kitchen with a range of beech coloured wall and base units with a laminate work surface and tiled splash back. There is an inset stainless steel 1 1/2 bowl sink and a gas hob. Other appliances include a washing machine and oven. There is also space for a fridge freezer. The apartment also offers two double bedrooms, the master bedroom has built in wardrobes and a house bathroom with part tiled walls and a white suite featuring a bath with a shower over.

Externally, there is off street parking for one vehicle and two visitors spaces for the block to share. There is also a small lawned communal garden.

**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.

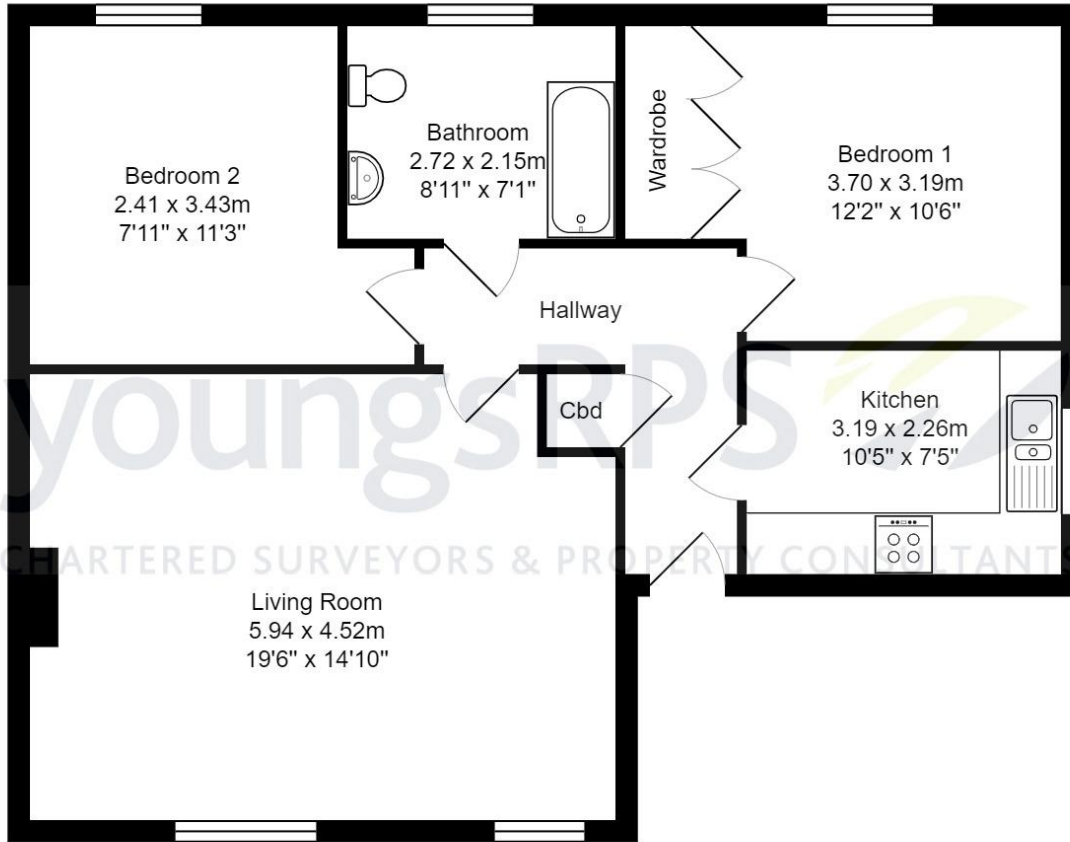
**CHARGES** Hambleton District Council Tax Band B.

**LEASEHOLD** 999 Year lease commencing 01/01/2004  
Monthly Maintenance Charge (INCLUSIVE of Ground Rent):  
£90pm



**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: 72.9 m<sup>2</sup> ... 785 ft<sup>2</sup> Approximately

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   c	77   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**IMPORTANT NOTE:** Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of these services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



**NORTHALLERTON**  
General: 01609 773004  
Land Agency: 01609 781234

northallerton@youngsrps.com

**DARLINGTON**  
General: 01325 488325

darlington@youngsrps.com

**SEDFIELD**  
General: 01740 617377  
Land Agency: 01740 622100

sedfield@youngsrps.com

**NEWCASTLE**  
General: 0191 261 0300

newcastle@youngsrps.com

**HEXHAM**  
General: 01434 608980  
Land Agency: 01434 609000

hexham@youngsrps.com

**ALNWICK**  
General: 01665 606800

alnwick@youngsrps.com

**DUMFRIES** <sup>R201</sup>  
General: 01387 402277

dumfries@youngsrps.com