



12 Richmond Rise

Northallerton, North Yorkshire, DL7 8JR

youngsRPS 

**12 Richmond Rise
NORTHALLERTON
North Yorkshire
DL7 8JR**

Guide Price: £199,950

This mid terraced home is located in the favoured Romanby area of Northallerton in a quiet cul de sac within walking distance of the mainline train station & town & well-regarded Primary School.

- Sought after location in Romanby within walking distance of mainline station & the town.
- 3 bedrooms
- Rear garden faces towards the southwest
- Integral garage & off-street parking

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An entrance porch with power and light gives access through a glazed door into a through the lounge/dining room with a large window to the front, living flame gas fire and an open tread staircase rising to the first floor. The dining area has French doors out to the rear garden. The kitchen offers a range of white fitted wall and floor units with roll edge work surfaces and an inset stainless-steel sink, built under electric oven, gas hob with extractor over & space for a fridge freezer, washing machine and dishwasher. The rear Hallway has an exit door to the rear garden & additional doorway into the integral garage.

Upstairs the landing has an airing cupboard housing the Viessman gas central heating boiler and loft access with pull down ladder & partial boarding. The three upstairs bedrooms all have built in storage cupboards. The property has a low flush WC & a separate bathroom with jacuzzi bath, corner cubicle with Mira electric shower and a pedestal wash hand basin.

Externally the property is positioned at the head of a quiet cul-de-sac. The front has a tarmac driveway which leads to an integral single garage with up & over door, electric power & light. There is an attractive flower border which is laid to gravel for ease of maintenance. The rear garden is enclosed by timber fencing & faces towards the southwest. It is complemented by a flagged sun terrace.

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 Council Tax Band C.

VIEWINGS Strictly by appointment with the Agents. Call 01609 773004.

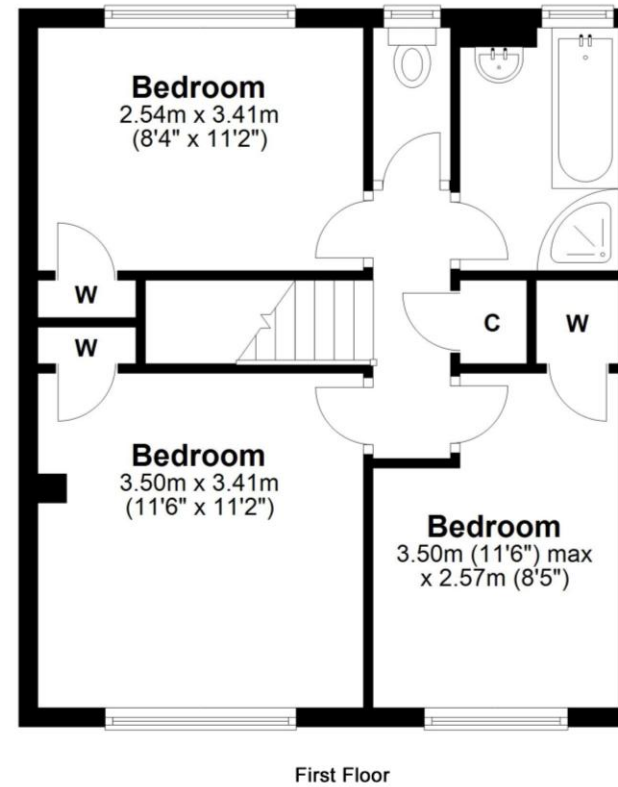
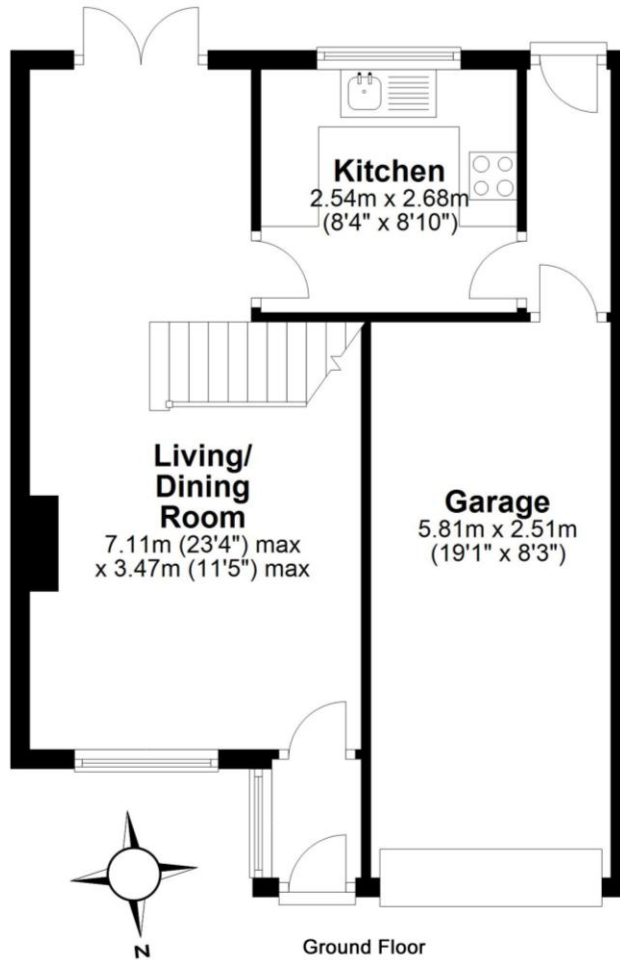
TENURE This property is FREEHOLD.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Richmond Rise Northallerton

Total area: approx. 91.2 sq. metres (981.3 sq. feet)



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.



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