



7 The Green

Romanby, Northallerton, North Yorkshire, DL7 8NL

youngsRPS 

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Romanby
Northallerton
North Yorkshire
DL7 8NL**

Guide Price: £229,000

A deceptive 3 bedroom mid-terrace house located just off the village green in Romanby. The property has recently been refurbished including Upvc double glazing. It has spacious accommodation arranged over 3 floors & an attractive garden to the rear. Viewing recommended to appreciate the size of the available living space.

- Recently refurbished
- Open plan dining kitchen
- Attractive garden to rear
- Sought after Romanby location near to well-regarded primary schools
- Within walking distance of the mainline train station

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Youngs - Northallerton 01609 773004





This well-presented house has a hallway with stairs to the first floor & gives access to the living room with a large window to the front & a fireplace with marble hearth & timber surround. There is an open aperture to the dining kitchen which has french doors overlooking the rear garden & a storage cupboard which houses the gas central heating boiler. The kitchen has a range of wall & floor units, built-in electric oven with halogen hob & an extractor over, space for a fridge & plumbing for an automatic washing machine & dishwasher. The first floor has two double bedrooms & a bathroom with white suite including a mains thermostatic shower over the bath. The landing has a storage cupboard & a staircase up to the second floor where a further double room can be found with window to the side & exposed timber joists. Externally, the house has an attractive garden to the rear with raised timber deck, lawned area, patio & timber garden shed. There is a pedestrian right of way over the rear of the neighbouring property providing access for bins. The front garden is laid to gravel for ease of maintenance & has a wrought iron gate.

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 water & drainage, electric & gas. Gas central heating.

CHARGES Hambleton District Council Tax band C.

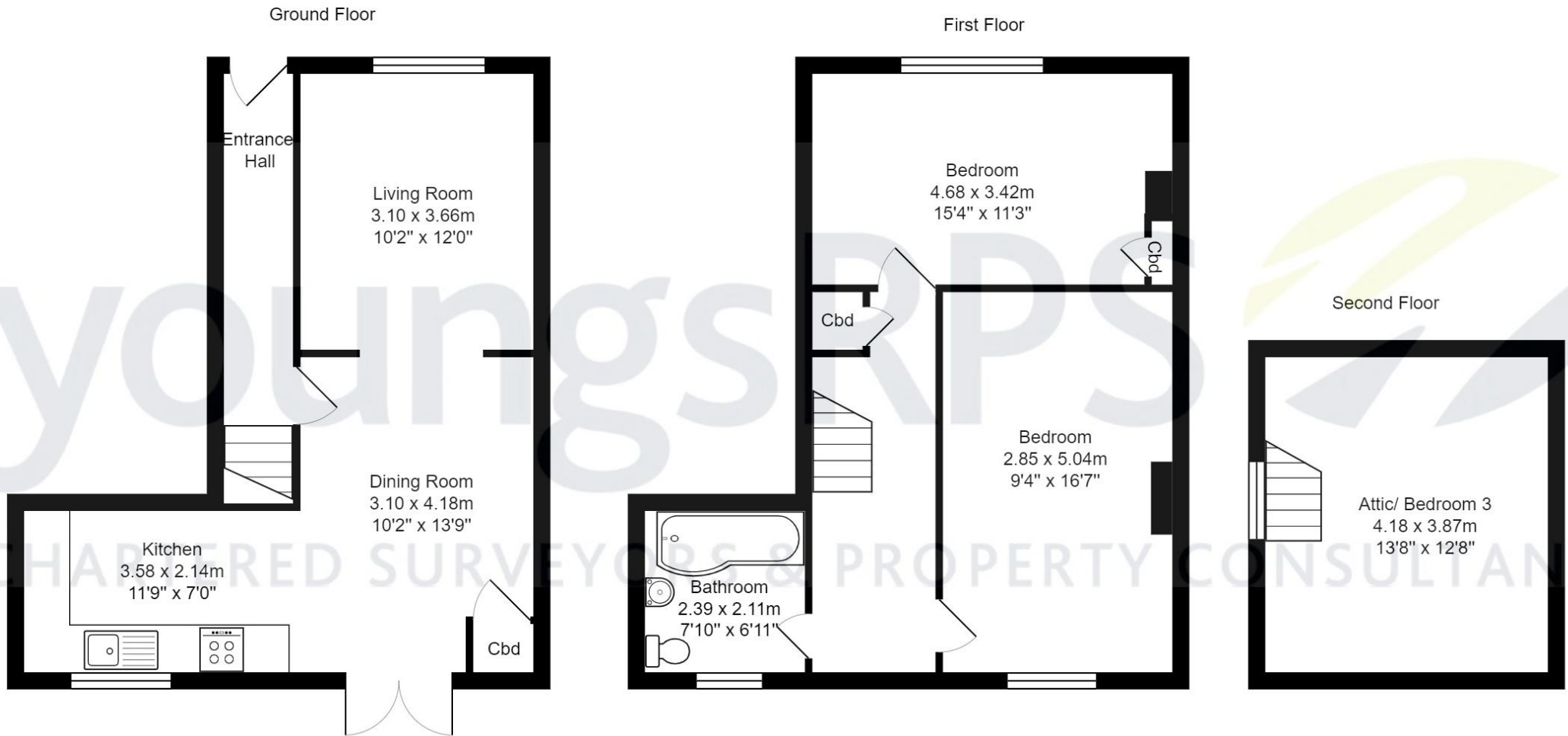
TENURE Freehold

VIEWINGS Strictly by appointment with the agents. Please call 01609 773004.

FREE MARKET APPRAISAL 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.

Agents Notes: The vendor would also consider letting the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



All measurements are approximate and for display purposes only.

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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