



85 Romanby Road
Northallerton, DL7 8FH

youngsRPS 

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Guide Price: £239,950

A well-presented Three Bedroom, Two bathroom, three storey terraced townhouse located within walking distance of Northallerton town centre. The property benefits from a modern kitchen and utility room, south facing rear garden and parking for 2 vehicles together with a single garage.

- Three Bedroom Town House
- Sought after location close to town centre and mainline train station
- Modern Kitchen and Utility Room
- Attractive Rear Garden
- Single Garage and Off-Street Parking

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Youngs - Northallerton 01609 773004





This 3-storey town house has versatile accommodation. The hallway has a return staircase to the first floor & an under stairs storage cupboard. There is a versatile family room/ snug to the front of the property with an open archway leading through to a spacious dining kitchen which has been updated in recent years & has a range of high gloss units with integrated appliances including both a dishwasher & double electric oven with ceramic hob. There is a pleasant dining area with french doors opening out to the rear garden & utility room with a gas central heating boiler & plumbing for a washing machine & also a practical ground floor WC. To the first floor the property benefits from a well-proportioned sitting room with two windows to the front & a fireplace with inset living flame gas fire. The double bedroom on this floor has a range of built-in wardrobes & is located adjacent to the house bathroom which has a white suite with electric shower over the bath. Two further double bedrooms are located on the second floor, both of which have two built-in double wardrobes which allow for plenty of storage. The principal room has an en-suite shower room with mains thermostatic shower, low flush WC & pedestal washbasin. Externally, the front garden has a low wall to the front boundary, lawned area, decorative flower border & timber gate. The rear garden faces towards the south & is enclosed by timber fencing which allows for a high degree of privacy. It has a gate to the rear which gives access to a

tarmac driveway & semi-detached single GARAGE with up & over door. The garden is laid mainly to lawn with a paved seating area.

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.

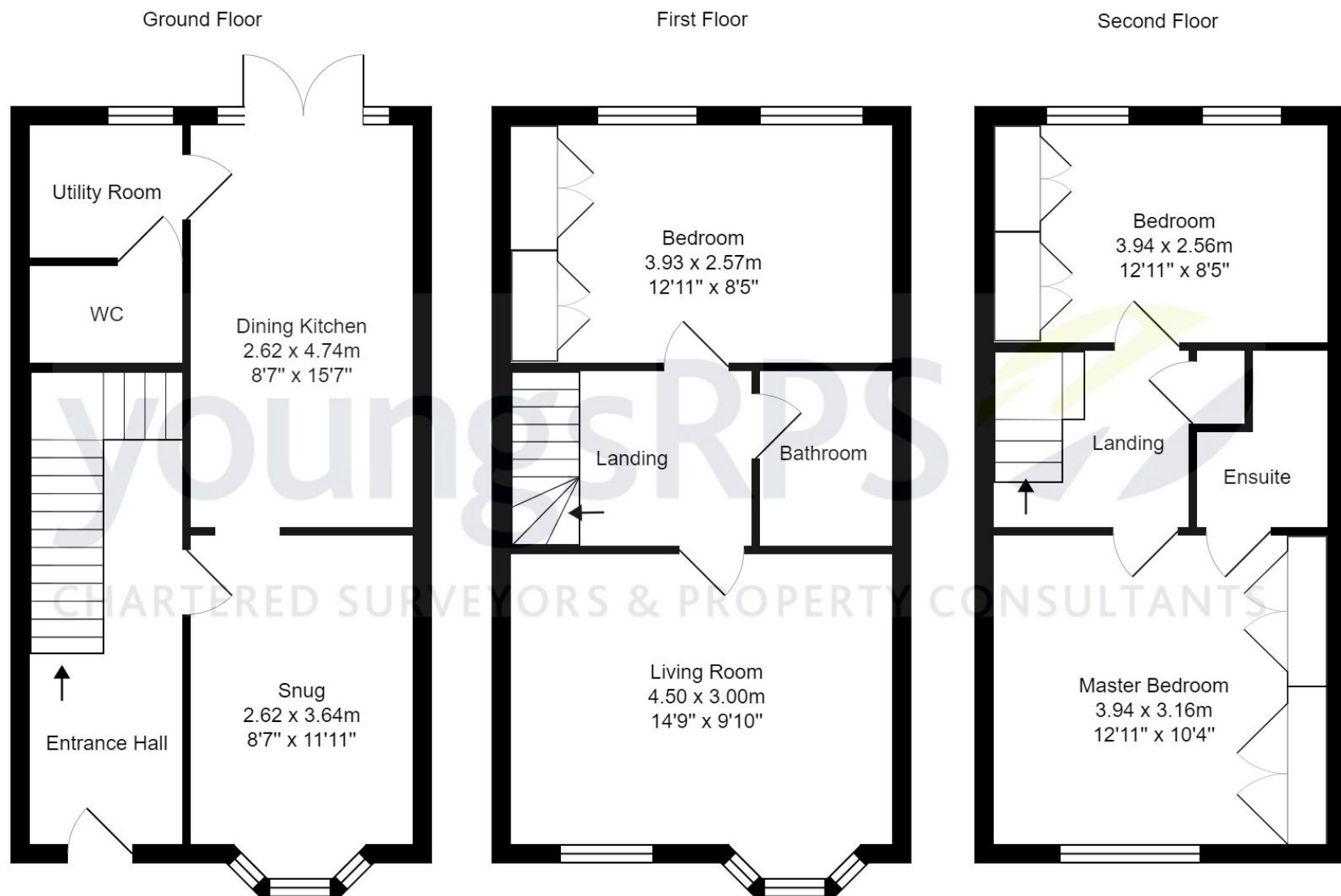
VIEWINGS are strictly by appointment. Please contact the agent on 01609 773004.

CHARGES Hambleton District Council Tax Band D.

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.

TENURE – Leasehold -.The property is held on a 999 lease. A peppercorn ground rent is payable

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	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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