



20 Bransdale Avenue
Romanby, Northallerton, DL7 8FY

youngsRPS 

**20 Bransdale Avenue
Romanby
Northallerton
DL7 8FY**

Guide Price: £205,000

An attractive 2 bedroomed Semi Detached House in the favoured Romanby area in Northallerton, convenient for the main line railway station & within walking distance of the town. The property benefits from modern interiors, recently fitted bathroom, gardens to front and rear and off street parking.

- Two Bedroom Semi Detached House
- Sought after location close to town centre and mainline train station
- Newly Fitted Bathroom
- Front & Rear Gardens
- Off Street Parking



youngsRPS - Northallerton 01609 773004





The property is accessed via a composite front door into the hallway with under stairs cupboard and stairs rising to the first floor. The kitchen comprises grey wall and floor units with oak laminate worktops, inset one and a half bowl sink, plumbing for a washing machine, space for a fridge freezer and freestanding oven with extractor over. The room is part tiled with a window to the rear. The bright living room is neutrally decorated and enjoys French doors to the rear garden.

Upstairs, there are two double bedrooms, one with a full bank of fitted wardrobes, the other a cupboard. The modern bathroom has been recently fitted with a three-piece white suite including bath with deluge shower over, sink with vanity unit below and WC. The walls are fully tiled and there is a window to the side. Externally, the front garden is laid mainly to lawn with a path leading to the front door. There is off street parking for two vehicles to the side of the property in addition to an electric vehicle charging point. The rear garden enclosed by timber fencing and has been attractively landscaped with two patios, a lawned area, an additional seating area with slate chippings and a garden shed.

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.

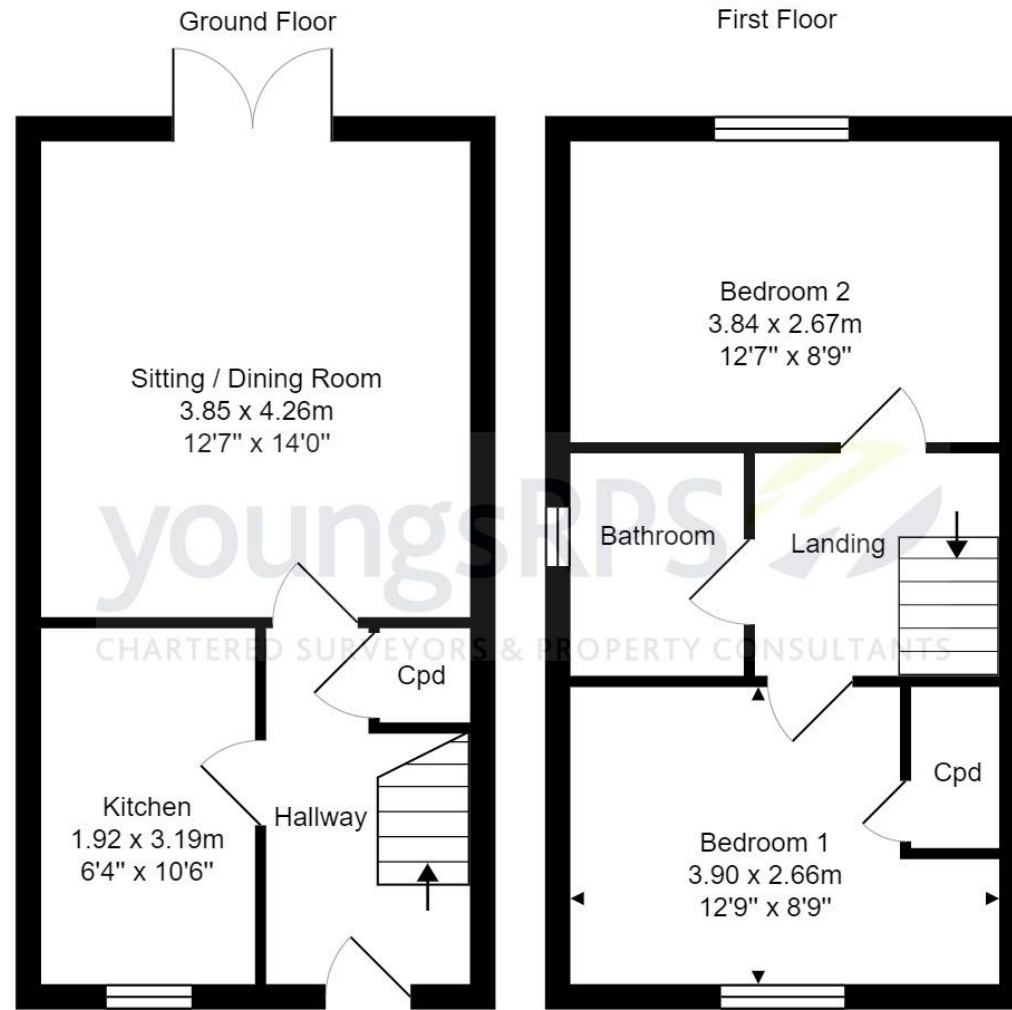
CHARGES Hambleton Council Tax Band B.

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		
55-68	D	65 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 the 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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