



49 Ainderby Road
Northallerton, DL7 8HF

youngsRPS 

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Offers Over: £299,950

A spacious and conveniently located family home situated in the sought after area of Romanby. The property comprises generous living accommodation with a sitting room, living/dining room, conservatory, breakfast kitchen and utility area to the ground floor as well as three bedrooms and a family bathroom upstairs. Externally the property offers ample off-street parking with driveway and large garage in addition to a mature enclosed rear garden. The property also benefits from Solar Panels.

- Spacious 3 Bedroom Family Home
- Generous Living Accommodation
- Within walking distance of town centre
- Large Garage/Outbuilding
- Solar Panels

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The property is accessed via an entrance portico with decorative tile flooring into a generous entrance hall with carpeted stairs leading to the first floor and an under stairs store cupboard. To the front of the property there is a sitting/dining room with feature electric fireplace and picture rails. The property also benefits from another large reception room with gas fire and double doors leading to a conservatory overlooking the rear garden. The kitchen boasts a range of wall and floor units with contrasting work surfaces, sink and drainer, black extractor fan, breakfast bar and radiator. Accessed off the kitchen is a useful utility space with a door to the garage and downstairs WC. To the first floor there are 3 bedrooms, two of which are doubles. The bathroom comprises a large walk in shower enclosure with shower and screen, a low flush WC and vanity unit with hand wash basin. Externally, there is a large garage/workshop with electric roller garage door, power and lighting and workshop area with access into garden. To the front of the property there is off street parking for two vehicles as well as a gravelled area, flower bed, mature plants and a timber fence and wall partial boundary. The rear garden is predominantly laid to lawn with mature shrub borders and fenced boundary. There is a paved patio area with path leading to a greenhouse.

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. Solar panels fitted to roof.

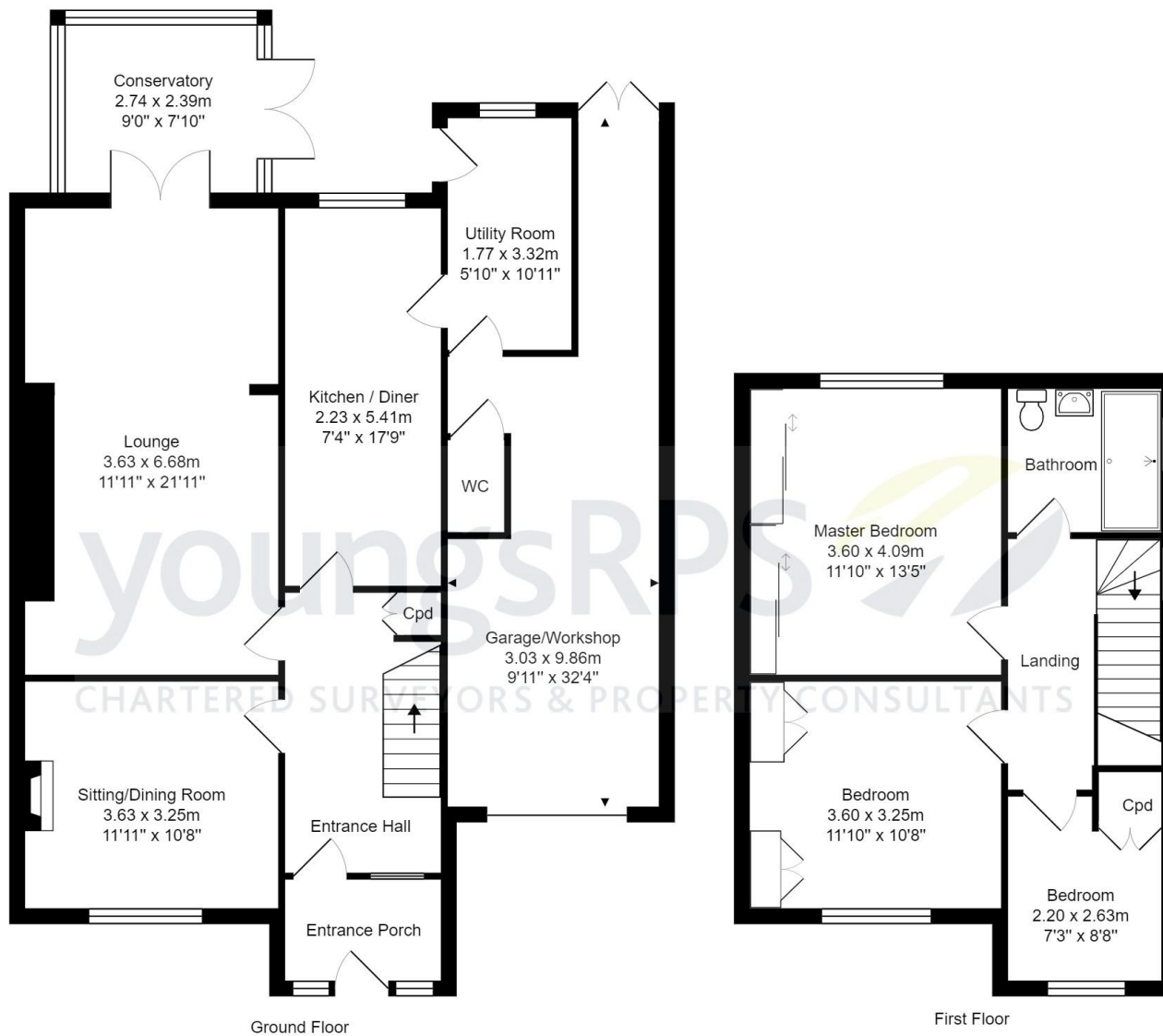
VIEWINGS Viewings are strictly by appointment. Please contact

the agent on 01609 773004.

CHARGES Hambleton District Council Tax Band C.

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		
69-80	C	74 c	78 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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