



**55 Romanby Road**  
Northallerton, DL7 8NG

**youngsRPS** 

# 55 Romanby Road Northallerton DL7 8NG

**Guide Price: £150,000**

A two-bedroom mid terraced house located within walking distance of Northallerton town centre. The property comprises a living room, dining kitchen, two bedrooms and shower room. Externally there is a low maintenance rear yard and outbuilding. An ideal property for a first-time buyer or investor. Viewing recommend.

- Two Bedroom Mid Terraced House
- Within walking distance of the town centre
- Modern Kitchen & Bathroom
- Rear Yard and Outbuilding



**youngsRPS** 

Northallerton 01609 773004



The property is accessed via a composite front door into an entrance hall with carpeted stairs to the first floor. To the left there is a living room with electric fire with wooden surround and door to the kitchen diner. The kitchen comprises light grey wall and floor units with laminate worktops, stainless steel sink and drainer, free standing electric cooker with extractor over, plumbing for a washing machine and space for a fridge freezer. There is ample room for a dining table and chairs and doors to an under stairs cupboard and the rear yard.

Upstairs there are two bedrooms, both with built in wardrobes. The second bedroom also has a loft hatch with pull down ladder accessing the boarded loft space. The shower room comprises a modern suite including a large walk in shower, wash hand basin with vanity unit below, WC and window to the rear.

Externally there is a low maintenance rear yard which is laid to artificial grass. there is a timber gate to rear and door accessing the outbuilding.

Permit parking available to the rear.

**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 central heating.

**CHARGES** North Yorkshire Council Band A.

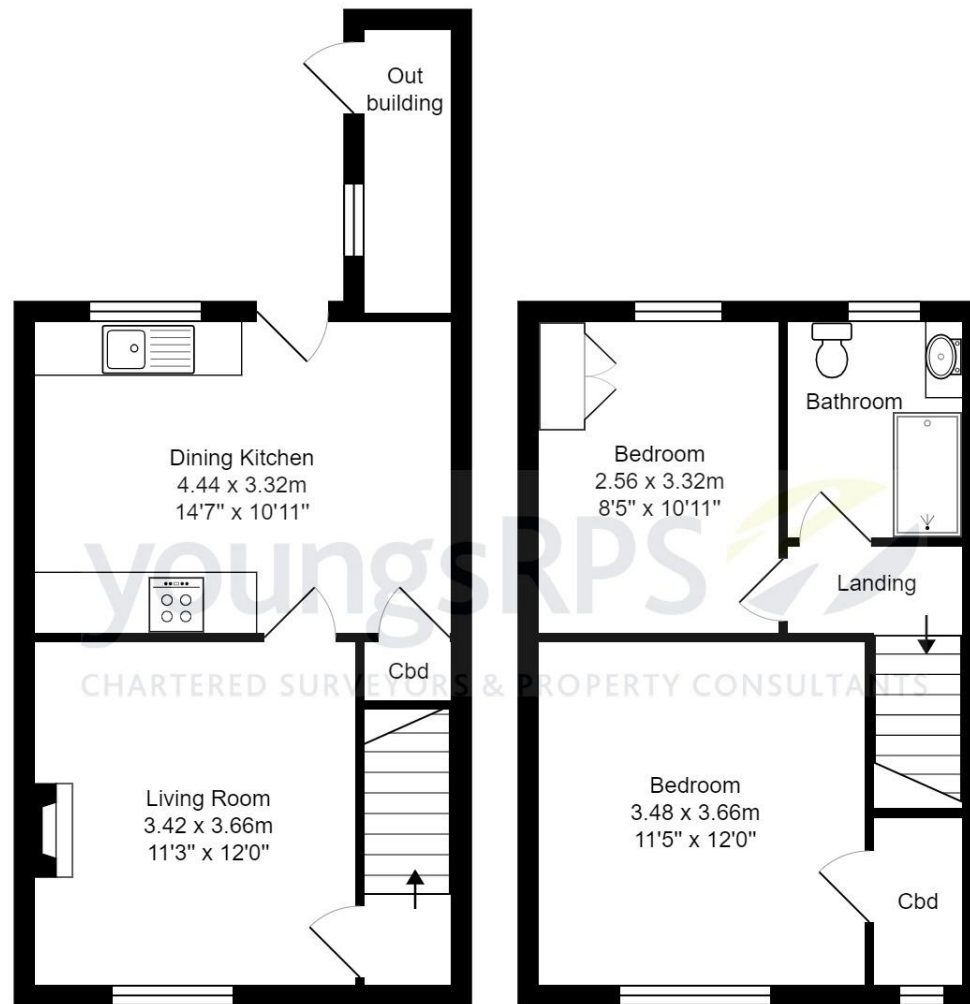
**TENURE** It is understood that the property is Freehold.

**VIEWINGS** By appointment with the Agents. Please call 01609 773004.

**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		80 C
55-68	D	59 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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