



**22 Harewood Chase**  
Romanby, Northallerton, DL7 8FX

**youngsRPS** 

# 22 Harewood Chase

## Romanby

### Northallerton

#### DL7 8FX

**Guide Price: £349,995**

Available with NO ONWARD CHAIN this 4 bedroom detached house is located in a popular estate close in Romanby, within walking distance of the primary school & mainline train station. Well-presented throughout, potential to modernise, 2 spacious reception rooms, single garage and off-street parking.

- Sought after location within walking distance of town & station
- Four bedroom family home
- Master bedroom with ensuite
- Scope for some modernisation
- Garage & off-street parking

**youngsRPS** 

Youngs - Northallerton 01609 773004





A tiled canopy gives access to the entrance hall which has stairs to the first floor, under stairs cloaks cupboard and door to the downstairs WC. The sitting room is spacious, has a bay window to the front which allows for plenty of light & a traditional style fireplace. The house benefits from a spacious breakfast kitchen equipped with a range of wall & floor units, integrated fridge freezer, electric oven and gas hob with extractor over. The kitchen would benefit from updating. The utility room offers practicality with a door leading to the side, plumbing for a washing machine & sink. The first floor has 4 bedrooms, two of which are doubles and the others, spacious singles. The master bedroom has an en-suite shower room with mains thermostatic shower. The house bathroom comprises a modern suite including bath, WC and wash hand basin. Externally, the front garden is laid mainly to lawn with a mature hedge to the boundary. The block paved driveway allows off-street parking & this leads to a single garage with up & over door. A timber gate gives access to a delightful rear garden which is enclosed by timber fencing with mature borders and patio 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 water, drainage & electricity. Gas central heating.

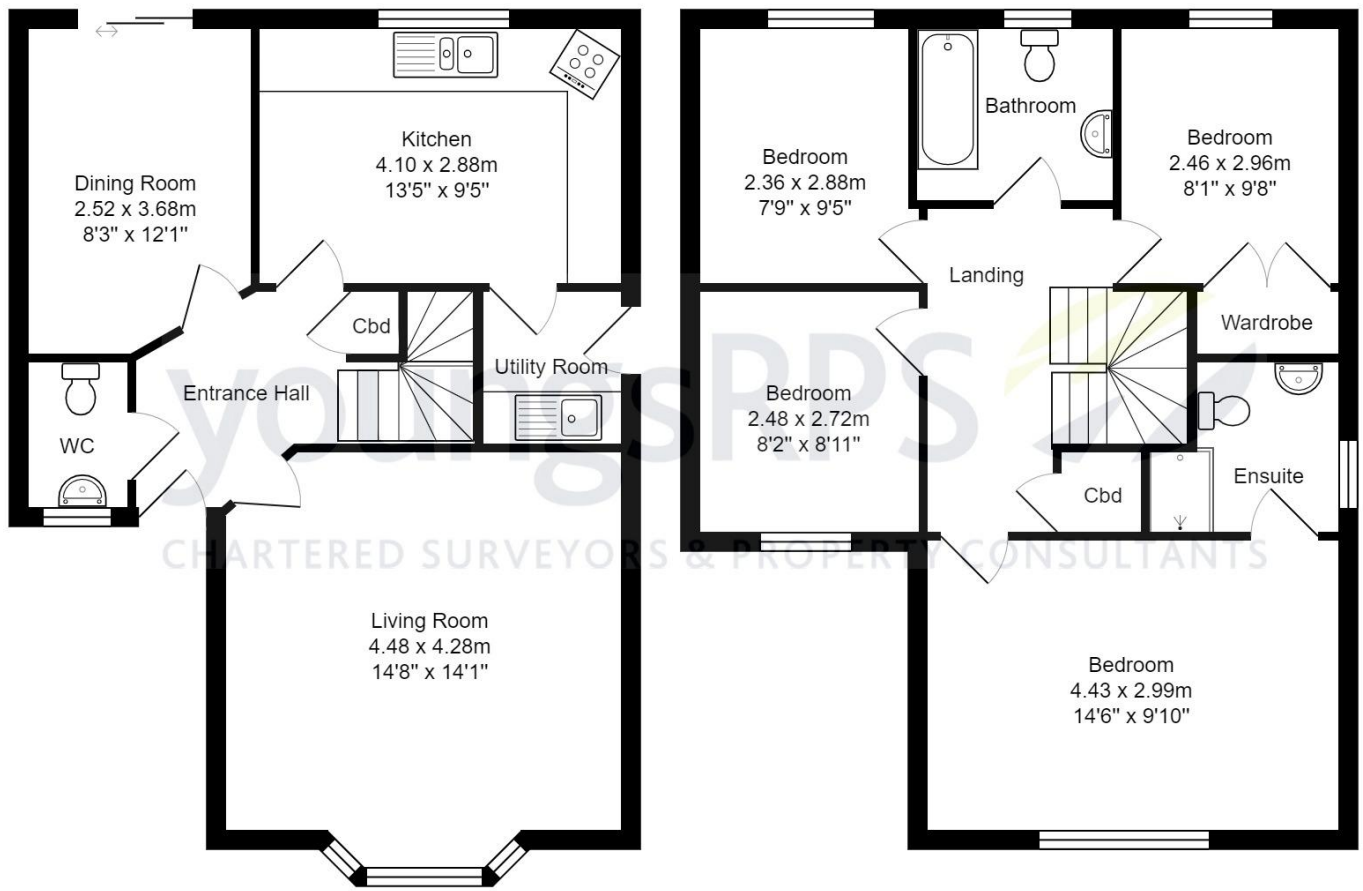
**CHARGES** North Yorkshire Council Tax Band E.

**TENURE** Freehold

**VIEWINGS** Strictly 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.





All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   c
55-68	D	63   d	
39-54	E		
21-38	F		
1-20	G		

**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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