



**32 Ainderby Road**  
Northallerton, DL7 8HG

**youngsRPS** 

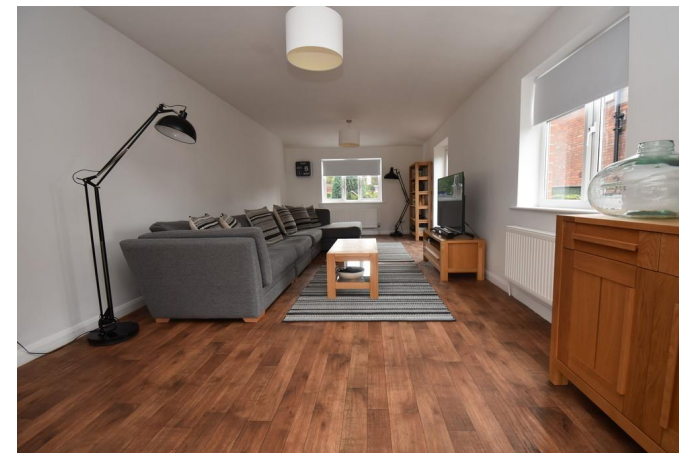


# 32 Ainderby Road Northallerton DL7 8HG

**GUIDE PRICE: £425,000**

Located in the heart of the sought after location of Romanby this detached 1930's house has character but has also been extended to provide superb open plan living space with a large kitchen, dining/ garden room, family room & sitting room in addition to 4 bedrooms. Large rear garden, ample parking, garage.

- Sought after Romanby location
- Superb open plan living/dining space
- Large rear garden
- Extensive off-street parking & garage



**youngsRPS**

Youngs - Northallerton 01609 773004



Built in 1934, this elegant detached property has retained Many Art Deco features but has been extended by the current owners to provide superb open plan living space which includes a large kitchen & superb garden/dining room in addition to a family room measuring over 25ft in length & an additional sitting room. The house is located in the heart of Romanby which is highly sought after due to having easy access to the mainline train station, local primary school & shops yet still within walking distance of the town.

## ACCOMMODATION

### GROUND FLOOR

Part glazed upvc door to:

### HALLWAY

With return staircase to first floor, 3 uplighters, radiator.

### BOOT ROOM

With window to side, range of shelving & hanging space providing excellent storage solutions.

### SITTING ROOM

14' 1" x 10' 11" (into alcove) (4.30m x 3.35m) With bay window to front, fireplace with wooden surround and living flame gas fire set

on granite hearth, picture rail, radiator.

### OPEN PLAN LIVING KITCHEN

12' 10" x 10' 11" (3.93m x 3.35m) plus 9' 0" x 8' 10" (2.76m x 2.71m) With window to side. Range of wall and floor units with square edge worktops and inset stainless steel sink, Rangemaster double stove with 6 burner gas hob and extractor over, central island unit, fireplace with electric stove set on granite hearth, 2 radiators, partially tiled walls, opening to:

### UTILITY ROOM

8' 9" x 5' 8" (2.67m x 1.73m) With window to rear, plumbing for washing machine and space for tumble dryer, wall cupboard housing Veissmann gas central heating boiler.

### DINING ROOM

23' 5" x 9' 3" (7.16m x 2.84m) A spacious & light filled room with windows to 2 sides and 2 pairs of French doors overlooking the rear garden, 2 Velux windows to ceiling, 2 radiators. Opening to:-

### FAMILY ROOM

11' 8" x 25' 3" (3.57m x 7.70m) With windows to front and side and French doors to side garden, 2 radiators. Open aperture to kitchen.

## FIRST FLOOR

### LANDING

With window to side and further access to second floor.

### BEDROOM 2

11' 11" x 10' 11" (3.65m x 3.34m) With bay window to front, picture rail, radiator.

### MASTER BEDROOM

12' 10" x 11' 0" (3.93m x 3.36m) With window to rear, picture rail, radiator.

### BEDROOM 3

8' 11" x 7' 3" (2.74m x 2.22m) With window to rear, picture rail, radiator.

### BATHROOM

With window to side, white suite comprising panel bath with mains thermostatic shower over, low flush WC, pedestal wash basin, fully tiled walls, chrome towel radiator, extractor.

### INNER LANDING

With window to front and staircase leading to:

## DOUBLE BEDROOM

16' 2" x 8' 3" (4.93m x 2.54m) With Velux window, under eaves storage.

## OUTSIDE

The front garden is beautifully landscaped and enclosed by low timber fencing. There is an extensive driveway laid to gravel affording off ample off street parking for several vehicles.

The well- proportioned rear garden is fully enclosed by a mixture of mature conifer hedging and timber fencing. The garden is laid mainly to lawn interspersed with pretty slate borders and a superb raised sun terrace, ideal for alfresco dining, timber summer house.

## SINGLE GARAGE

With up and over door, electric power and light.

## SERVICES

Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water.

## VIEWINGS

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

## CHARGES

Hambleton District Council Tax Band D.

## AGENT'S NOTES

The vendors applied for planning permission in the past to extend the property by adding a 5th bedroom & further bathroom to the first floor. Although now lapsed, permission was granted so potential to extend could still be feasible subject to a new application being made.

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
55-68	D	61   d	
39-54	E		
21-38	F		
1-20	G		



Illustration For Identification Purposes Only. Not To Scale (ID694904 / Ref:75368)

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