



Ainderby Gardens, Northallerton, DL7

Guide Price: £230,000

Ainderby Gardens, Northallerton, North Yorkshire, DL7

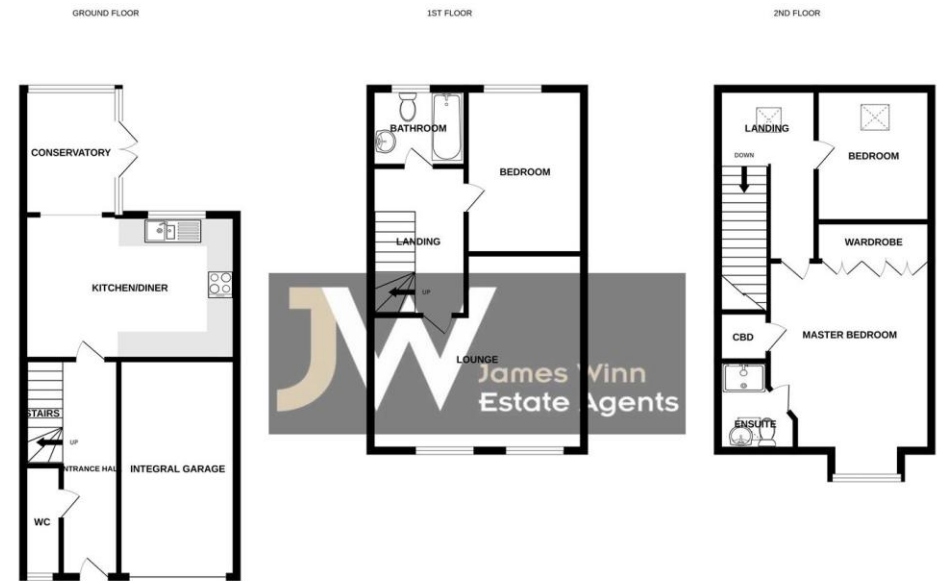
**** CHAIN FREE ****

This wonderfully presented three bedroom townhouse in Romanby needs to be seen to be appreciated. Located a short walk from Romanby Green, close to Northallerton town centre and train station. The property is presented very well and offers a great deal of space for the price asked.

Internal accommodation consists of an entrance hallway with ground floor WC and a newly fitted kitchen diner leading to the sunroom, a first floor holding the L-shaped living area, house bathroom and a double bedroom and the second floor offering a single bedroom, master bedroom with en-suite shower room and office area/landing. Externally the property offers off street parking leading to an integrated garage to the front and low-maintenance outdoor area featuring a mix of paved patios and planted borders to the rear.

Finished to a great standard in a modern style, the property wants for nothing and is ready to love. UPVC double glazing is present throughout as well as gas central heating.

EPC Rating C - Council Tax Band D.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SITUATION:

Ainderby Gardens is situated in Romanby which offers a Morrisons mini supermarket, a public house and a bus route into Northallerton. Northallerton offers a range of facilities including a very well served High Street including: Marks and Spencer Food, Betty's Tea Rooms, Barker's Department Store circa 1882, three supermarkets, several independent and chain restaurants, a twice weekly market including a monthly farmers market, primary and secondary schooling, a hospital and a library. Northallerton is located close to the North York Moors and Yorkshire Dales, offering a full range of outdoor pursuits and sporting activities. Northallerton is situated on the East Coast mainline providing regular train services to London, Edinburgh, Leeds and York. The recently extended A1M is 6 miles to the West, the A19 is 6 miles to the North East, both offering easy access to Leeds, York, Middlesborough, Tees Valley and Leeds Bradford Airport.

DIRECTIONS:

From our office turn left and proceed up the high street, straight over at the roundabout then turning right at the traffic lights onto Romanby Road. Follow this road over the railway line into Romanby and take the second left into Ainderby Gardens. Follow the road round and the property can be found on the right hand side.

THE ACCOMMODATION COMPRISES

Entrance Hall:

16'9" x 4'8" (5.1m x 1.42m)

With front facing door, stairs to first floor with cupboard beneath and radiator

GROUND FLOOR WC:

8'2" x 2'9" (2.5m x 0.84m)

With a uPVC window to front, a wash hand basin, a low flush W.C. and a radiator.

Kitchen Dining Room:

15'8" x 10'7" (4.78m x 3.23m)

With a double glazed window to the rear, a radiator, downlighters, a wall mounted boiler, a range of matching fitted units with worktops over and splashbacks, one and a half bowl single drainer sink unit with pull out mixer tap, an integrated electric oven, induction hob and extractor hood over, space for dryer and plumbing for a washing machine and a dishwasher.

SUN ROOM:

9'7" x 6'11" (2.92m x 2.1m)

Featuring French doors to the side, this space is bright and inviting, with double glazing throughout. It also benefits from electric points and a TV aerial port, ensuring both comfort and convenience

FIRST FLOOR LANDING:

With access to house bathroom, bedroom two and living room.

Bathroom:

5'6" x 6'6" (1.68m x 1.98m)

With uPVC windows, white suite comprising panelled bath, Shower over bath with glass screen, fitted base unit with countertop and cupboard below and inset basin, close coupled WC, tiled walls, radiator, and shaver point.

BEDROOM TWO:

8'10" x 12' (2.7m x 3.66m)

With uPVC window to the rear elevation and radiator.

Living Room:

15'8" x 14'7" (4.78m x 4.45m)

With two uPVC windows to front, electric fire, two radiators, TV and telephone points

SECOND FLOOR LANDING:

12'6" x 6'7" (3.8m x 2m)

With velux window to the rear and access to bedrooms three and the master bedroom.

BEDROOM THREE:

8'3" x 9'1" (2.51m x 2.77m)

With velux window to the rear and radiator.

BEDROOM ONE:

12'4" x 14'7" (3.76m x 4.45m)

With front facing uPVC double glazed bay window, fitted wardrobes storage cupboard and radiator.

EN-SUITE:

6'8" x 4'11" (2.03m x 1.5m)

With velux window to front, white suite comprising tiled shower enclosure with mains thermostatic shower screen, vanity unit with countertop and inset basin and cupboard below, close coupled WC, radiator, shaver point.



REAR GARDEN:

With spacious, low-maintenance outdoor area featuring a mix of paved patios and planted borders. It offers plenty of room for seating and outdoor dining, with a private and enclosed setting, Ideal for relaxing or entertaining.

PARKING AND GARAGE:

16' x 7'8" (4.88m x 2.34m)

To the front, a tarmac driveway leads to an integrated garage with an up-and-over door, power, and lighting. A paved path, bordered by decorative stones, provides a welcoming approach to the front door.

CLAUSES:

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

MORTGAGE & FINANCIAL ADVICE:

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage adviser based in Northallerton. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it). Minimum age 18.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer

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