



3 Bedrooms

James Winn Estate agents have the pleasure of offering for sale this stunning 3-bedroom, mid terraced Victorian townhouse, (WITH OFF STREET PARKING FOR TWO CARS) situated in a most convenient location just off Northallerton High Street and close to the train station.

Situated on the ever-popular Romanby Road, this well-presented property offers comfortable and versatile living in a highly sought-after residential area of Northallerton.

Romanby Road

Northallerton,
DL7

Asking Price:

£285,000

EPC Rating: C



Situation:

Romanby Road is situated near Northallerton town centre. Northallerton offers a range of facilities including a very well served High Street including: Marks and Spencer Food Hall, 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 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.



Directions:

Head south down High Street from James Winn toward the town centre.

At the main traffic lights/T-junction, turn right onto Romanby Road (B1370).

Continue straight along Romanby Road.

Go past Northallerton Railway Station on your left as you follow Romanby Road toward the south side of town.

22 Romanby Road will be on your left.

Ground Floor

Entrance Hall:

4.5 x 1.10

Composite entrance door fitted welcome mat, original timber flooring, leading to stairs, living room and dining room.



For additional information and full photo gallery please visit www.jameswinn.co.uk



Living Room: 4.05 x 3.49

Large, double-glazed sliding sash 3-part bay window with fitted louver shutter blinds, feature fireplace with inset original wrought iron dual fuel grate, stone hearth and decorative timber surround. Original timber flooring, double radiator.

**Dining Room:
4.26 x 3.73**

Feature fire breast with timber mantel, engineer timber flooring, under stairs storage cupboard, double radiator. Archway to kitchen.

**Kitchen/Breakfast Room:
4.98 x 4.11**

Double-glazed Tri-fold doors leading to rear yard, full range of base and wall units, island breakfast bar, integrated fridge, integrated freezer, space for range cooker, space for washing machine, 2 skylights, 2 tall anthracite radiators, LVT flooring, spotlights.

**Rear Porch/Hall:
2.49 x 1.44**

Double-glazed window and door to rear yard, LVT flooring, spotlights.

**Cloakroom:
1.44 x 1.20**

Double-glazed window, w/c, hand basin, LVT flooring.

First Floor

**Landing:
3.69 x 2.44**

Double-glazed window, large walk-in storage cupboard with bi-fold doors and radiator, 2nd storage cupboard, carpet.

**Bedroom 1:
4.55 x 3.03**

Double-glazed sliding sash window with fitted louver shutter blinds, feature fire breast, radiator, carpet.

**Bedroom 2:
3.55 x 2.13**

Double-glazed sliding sash window with fitted louver shutter blinds, radiator, carpet.

**Family Shower Room:
2.58 x 3.15**

Double-glazed window, walk-in shower cubicle with rainfall bar shower and panelled walls, w/c, hand basin, vinyl flooring, chrome ladder towel warmer, spotlights.

**Walk-in Storage Cupboard:
2.07 x 1.00**

Light, radiator, carpet.

2nd Floor

Landing

Bedroom 3: 5.02 x 4.55 (max)

Attic room with beamed ceiling, 3-skylights, eaves storage, carpet.

**External
Front:**

Landscaped with stone paving and gravel.

Rear:

Paved with wrought iron double-gates, gravelled area with private parking for 2 cars.



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 advisor based. 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.

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.

MATERIAL INFORMATION:

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: No

PARKING ARRANGEMENTS: Private off road parking.

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: N/A

MOBILE PHONE SIGNAL: No known issues.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Tenure - Freehold

Viewing - By appointment through James Winn



TOTAL FLOOR AREA: 1401 sq.ft. (130.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
 Made with Metropix CS205

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract