



4 Bedrooms

James Winn proudly presents this exceptional family home, perfectly positioned within the highly sought-after area of Romanby. Just a short distance from Northallerton town centre, this beautifully presented four-bedroom semi-detached property delivers an impressive blend of space, style, and flexibility across three thoughtfully arranged floors, making it an ideal choice for growing families, professionals, or those seeking modern living in a prime location.

## Mulberry Vale

Romanby,  
Northallerton,  
DL7

Asking Price:

**£295,000**

EPC Rating: B



**Location:**

Mulberry Vale is ideally situated within a modern, well-regarded development on the edge of Northallerton, offering a peaceful setting with easy access to the town centre's shops, cafés, and everyday amenities. The area is popular with families and professionals alike, benefiting from well-regarded schools and excellent transport links, including the East Coast Main Line with direct services to York, Leeds, and London. Surrounded by beautiful countryside and within easy reach of the North York Moors National Park and Yorkshire Dales National Park, the location combines convenience with an excellent outdoor lifestyle.

**Directions:**

From the Northallerton office head South down the High Street and take the right hand turning at the traffic lights onto Romanby Road. Continue along the Romanby Road over the zebra crossing, at the first mini roundabout continue straight on, then straight on at the second mini roundabout, continue under the bridge and right onto Mulberry Vale.



For additional information and full photo gallery please visit [www.jameswinn.co.uk](http://www.jameswinn.co.uk)



**Entrance Hall 5.31 x 2.01**

Composite entrance door, tiled floor, double storage/ cloak cupboard, leading to carpeted stairs.

**Cloakroom: 1.80 x 0.90**

Double-glazed window, tiled floor, W.C, Wash Hand basin, radiator.

**Lounge: 4.67 x 4.49**

4 Part Bi-folding doors, full feature media wall with built in fireplace and storage. Panelled wall, LVT flooring, electric fire, radiator.



**Kitchen Dining Room: 5.35 x 3.06**

Double-glazed window, full range of base and wall units, 1.5 bowl stainless steel sink, built in double oven, electric hob, extractor, Integrated Slim-line Dishwasher, Integrated Fridge/Freezer, Integrated Washing machine, tiled floor, tiled splashback, radiator, spotlights.

**First Floor**

**Landing:**

Storage Cupboard, Carpet.

**Master Bedroom: 4.47 x 3.10**

Double-glazed window, Feature Panelled wall, Radiator, TV socket.



**Ensuite Bathroom: 2.42 x 1.15**

Double-glazed window, walk-in shower cubicle with Bar shower, W.C, Hand basin, tiled Floor, part tiled walls, towel warmer.

**Family Bathroom: 2.21 x 1.80**

Double-glazed window, bath with screen and bar shower, W.C, wall-hung hand basin, tiled Floor, part tiled walls, towel warmer, shaver point.

**Second Floor**

**Bedroom 3: 3.52 x 3.39**

Double-glazed window, storage cupboard, radiator, carpet.

**Bedroom 4: 4.47 x 2.60**

Velux Window, radiator, carpet.

**Outside**

**Front garden:**

Small open boarders.

**Side:**

Boarder area with storage for bins

**Rear Garden:**

lawned and paved with pergola patio area.



### **Mortgage and Financial :**

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:** Yes.

**PARKING ARRANGEMENTS:** Off road parking for two cars adjacent to the property.

**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

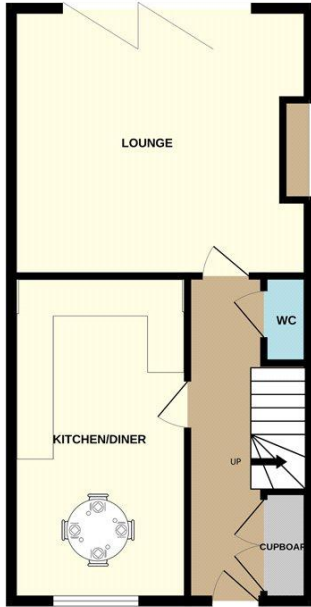
**MOBILE PHONE SIGNAL:** No known issues.

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.

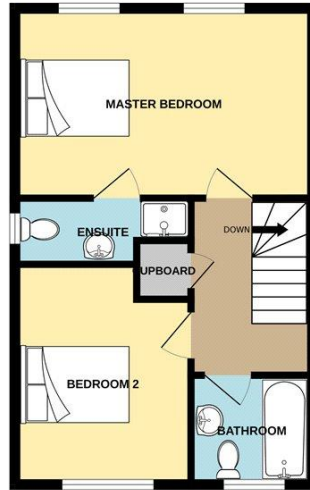
**Tenure** - Freehold

**Viewing** - By appointment through James Winn

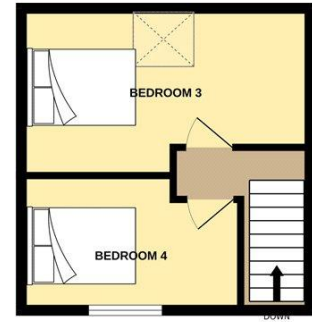
GROUND FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



2ND FLOOR  
255 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA: 1187 sq.ft. (110.3 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.  
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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	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