James Winn Estate Agents



2 Bedrooms

** NO CHAIN **

James Winn Estate Agents are delighted to offer for sale this beautifully renovated two-bedroom home, ideally situated on the well-established Romanby Road, Northallerton. Offering stylish, move-in-ready accommodation throughout, this exceptional property is perfectly suited to first-time buyers, small families, professionals, or investors seeking a home with nothing left to do but move in.

Finished to a high standard, the property benefits from a contemporary fitted kitchen, a modern bathroom, fresh décor throughout, and a recently installed boiler. With an EPC rating of C and Council Tax Band A, it also provides excellent energy efficiency and economical running costs.

Romanby Road

Northallerton, North Yorkshire, DL7

Asking Price:

£135,000

EPC Rating: C

| victoria.quarton@jameswinn.co.uk | **www.jameswinn.co.uk**
231 High Street, Northallerton, North Yorkshire, DL7 8LU



Location:
Romanby Road is a popular residential location within easy walking distance of Northallerton town centre, offering a wide range of shops, cafés, restaurants, supermarkets, schools, and leisure facilities. Northallerton railway station provides excellent direct rail links to York, Darlington, Newcastle and London via the East Coast Main Line, while the nearby A19 and A1(M) offer convenient road connections across the region.

Directions:
From Northallerton town centre, proceed south along the High Street and continue onto South Parade. At the mini roundabout, take the second exit onto Romanby Road. Continue straight for approximately half a mile, where the property can be found on the left-hand side, identified by our James Winn Estate Agents for Sale board.

Entrance Hall:
Double-glazed entrance door, tiled flooring, staircase.

Living Room:
4.03 x 2.87
Double-glazed window, feature chimney breast with inset fireplace, alcove storage cupboard, laminate flooring, radiator.





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









Kitchen:
3.83 x 3.06
Double-glazed window and door to rear yard, full range of base and wall units, chimney breast with inset range cooker, Part tiled walls, tiled flooring, radiator.

Utility:
1.2 x 0.8
Window to side, gas boiler, plumbed for washing machine, tiled flooring.

First Floor

Landing:
Loft entrance.

Master Bedroom:
4.03 x 3.96
2 double-glazed windows, feature chimney breast, double wardrobe to alcove, carpet, radiator.

Bedroom 2:
3.07 x 2.10
Double-glazed windows, feature chimney breast, carpet, radiator.

Bathroom:
2.06 x 1.51
Double-glazed windows, panelled bath with screen and bar shower, designer hand basin with vanity unit, w/c, part-tiled walls, vinyl flooring, tall ladder towel warmer.

External

Rear:
Tall wall to all sides, faux grass, gate to rear lane.

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: Not Known
PARKING ARRANGEMENTS: On Street 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

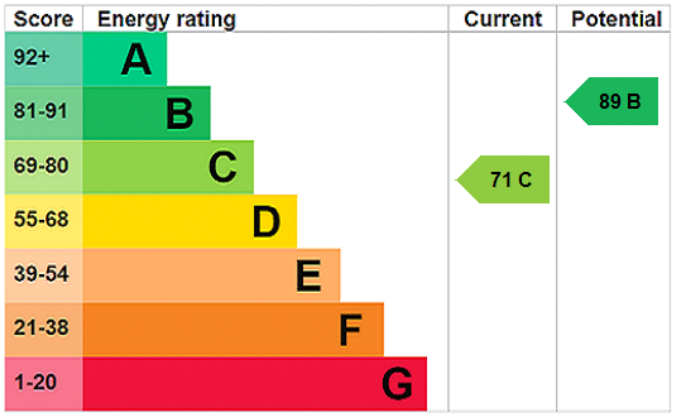
GROUND FLOOR
300 sq.ft. (27.9 sq.m.) approx.

1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 594 sq.ft. (55.2 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 ©2026



For additional information and full photo gallery please visit

www.jameswinn.co.uk

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