



St. Cuthbert Drive
Northallerton, DL7 8JF

youngsRPS 

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Offers Over: £220,000

A beautifully presented 3 bedroom semi detached home located on an attractive cul-de-sac location in the sought after village of Romanby. The property has a modern recently fitted kitchen and shower room, attractive gardens to the front and rear and a detached single garage.

- Semi Detached Three Bedroom House
- Sought after location of Romanby
- Walking distance to town centre
- Modern Kitchen and Bathroom
- Attractive Gardens
- Single Garage and Off Street Parking



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Northallerton 01609 773004



The property is accessed via composite front door into spacious living room with oak flooring, multi fuel stove, window to front and stairs rising to the first floor. A door leads into the dining room with access to a good sized conservatory which enjoys views of the rear garden. The modern kitchen diner comprises cream wall and floor units, laminate worktops and external door to the side. Integrated appliances include a double oven, washing machine, slimline dishwasher and gas hob with extractor over. To the first floor there is a window to the side and a pull down ladder accessing partly boarded loft space. There are 3 bedrooms, 2 of which are double with space for additional furniture and the other a good sized single/study. The family shower room has recently been updated and large cubicle, sink with vanity unit below and WC. The room is fully tiled, has a window to rear and chrome towel radiator.

The gardens are beautifully maintained throughout. The front garden is laid mainly to decorative gravel, interspersed with plant, flower and shrub borders. The rear garden is a good size with paved path, patio areas and raised borders filled with flowers and shrubs. A long paved driveway affords off street parking for three vehicles and leads to a single garage with up and over door, electric power and light.

LOCATION Situated within the popular market town of

Northallerton, within walking distance of all the facilities and amenities the town has to offer. The property is well placed for primary and secondary schooling. The thriving market town has a weekly market which has been running since it was chartered in 1200. The bustling High Street is home to many independent businesses from delicatessens, greengrocers and department stores with larger chains also available. There are ample facilities to make use of including sports clubs, restaurants, pubs, theatre, bowling alley and cinema.

Ideally situated between The Yorkshire Dales National Park and The North Yorkshire National Park, Northallerton is also conveniently located for commuters who can make use of the excellent road and rail networks giving convenient access to Darlington, Newcastle, York, Leeds and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits.

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.

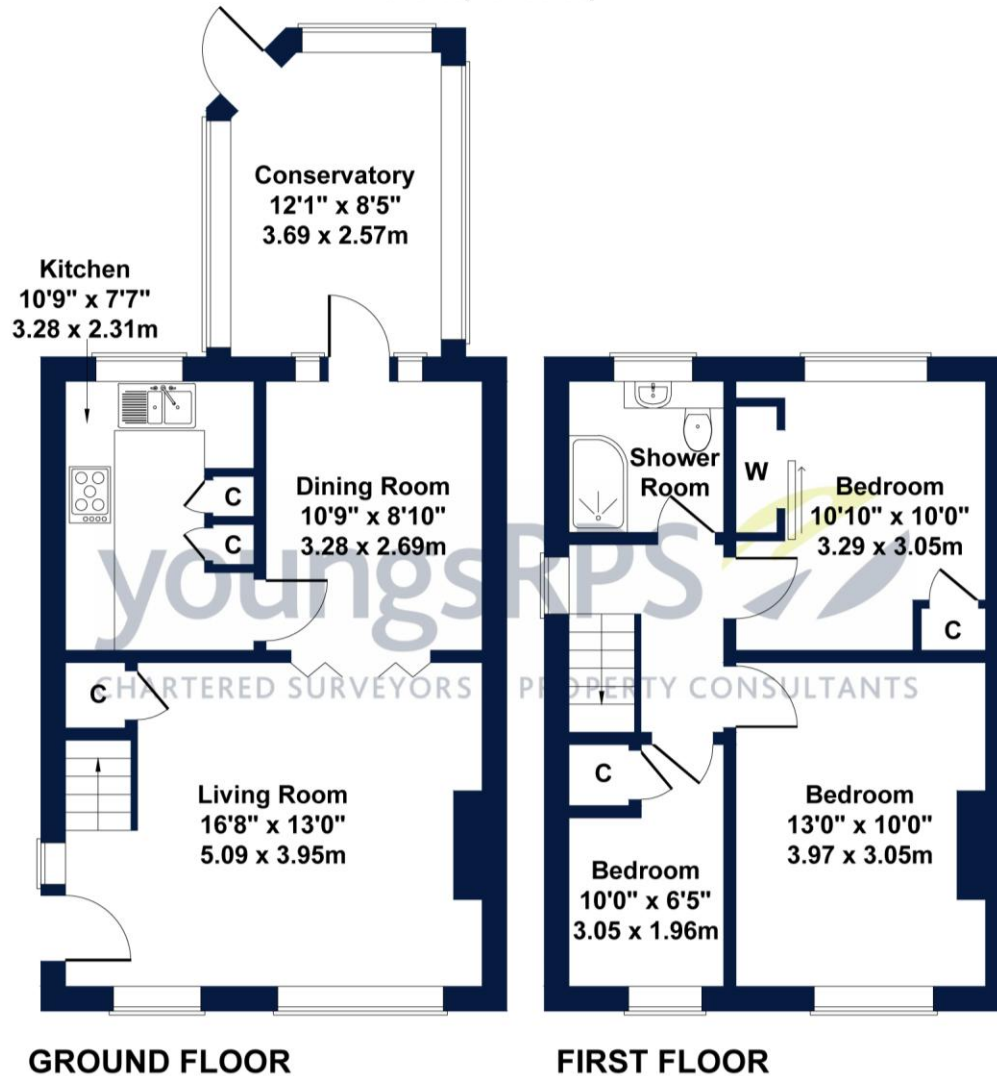
CHARGES North Yorkshire Council Tax Band C.

TENURE This property is FREEHOLD.

AGENT'S NOTES 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.



Approximate Gross Internal Area
915 sq ft - 85 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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