



102 ROMANBY ROAD, NORTHALLERTON  
NORTH YORKSHIRE, DL7 8UN



# 102 ROMANBY ROAD

Northallerton, North Yorkshire, DL7 8UN

This charming stone-built family home is set in the popular Mulberry Vale development, just a short stroll from Northallerton town centre and the railway station. Thoughtfully laid out, it features a welcoming entrance hall, a bright and spacious living room, a family-friendly dining kitchen, and a handy downstairs WC. Upstairs, you'll find three comfortable bedrooms and two bathrooms, perfect for busy family life. Outside, there are lovely gardens to the front and rear, as well as two convenient off-street parking spaces.

- Three Bedroom House
- Convenient location close to the town centre & railway station
- Master Bedroom with Ensuite
- Front & rear Gardens
- Off Street Parking for two Vehicles
- EPC Rating B

**Guide Price £250,000**

## GET IN TOUCH

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## DESCRIPTION

Step through the UPVC front door into a welcoming hallway, complete with a handy cloaks cupboard, downstairs WC, and stairs leading to the first floor. To the left, the modern kitchen-diner features sleek white gloss units, granite worktops, a double electric oven, gas hob with extractor, and a sink with drainer. Integrated appliances include a fridge-freezer, dishwasher, and washing machine, while there's plenty of space for a dining table and chairs—perfect for family meals or entertaining.

At the rear of the home, the cosy yet spacious living room opens onto the garden through stylish bi-fold doors, filling the space with natural light. Upstairs, you'll find three generously sized bedrooms: two comfortable doubles and a larger-than-average single. The master bedroom boasts its own en-suite shower room with a double corner shower, wash basin, and WC, while the remaining bedrooms are served by a family bathroom with a bath, wash basin, and WC.

Outside, the front garden is easy to maintain, bordered by a charming stone wall with a wrought iron gate and pathway leading to the door. The rear garden is designed for low maintenance too, with artificial grass, two raised decked areas for relaxing or entertaining, timber fencing, and a gate leading to two private parking spaces.

## LOCATION

Situated in the popular market town of Northallerton, this property is within walking distance of the wide range of facilities and amenities the town has to offer. It is well placed for both primary and secondary schooling. Northallerton is a thriving town, home to a weekly market that has been running since it was first chartered in 1200. The bustling High Street offers a mix of independent businesses, including delicatessens, greengrocers, and department stores, alongside well-known national retailers. Residents can also enjoy a variety of leisure facilities such as sports clubs, restaurants, pubs, a theatre, bowling alley, and cinema.

Ideally positioned between the Yorkshire Dales National Park and the North York Moors National Park, Northallerton is perfectly located for those who enjoy both countryside and city life. Excellent road and rail links provide convenient access to Darlington, Newcastle, York, Leeds, and beyond, making it an ideal location for commuters as well as those seeking a vibrant yet scenic place to live.





### **Tenure**

The property is Freehold.

### **Services**

Mains drainage, water & electric. Gas central heating.

### **Charges**

North Yorkshire Council Tax Band C.

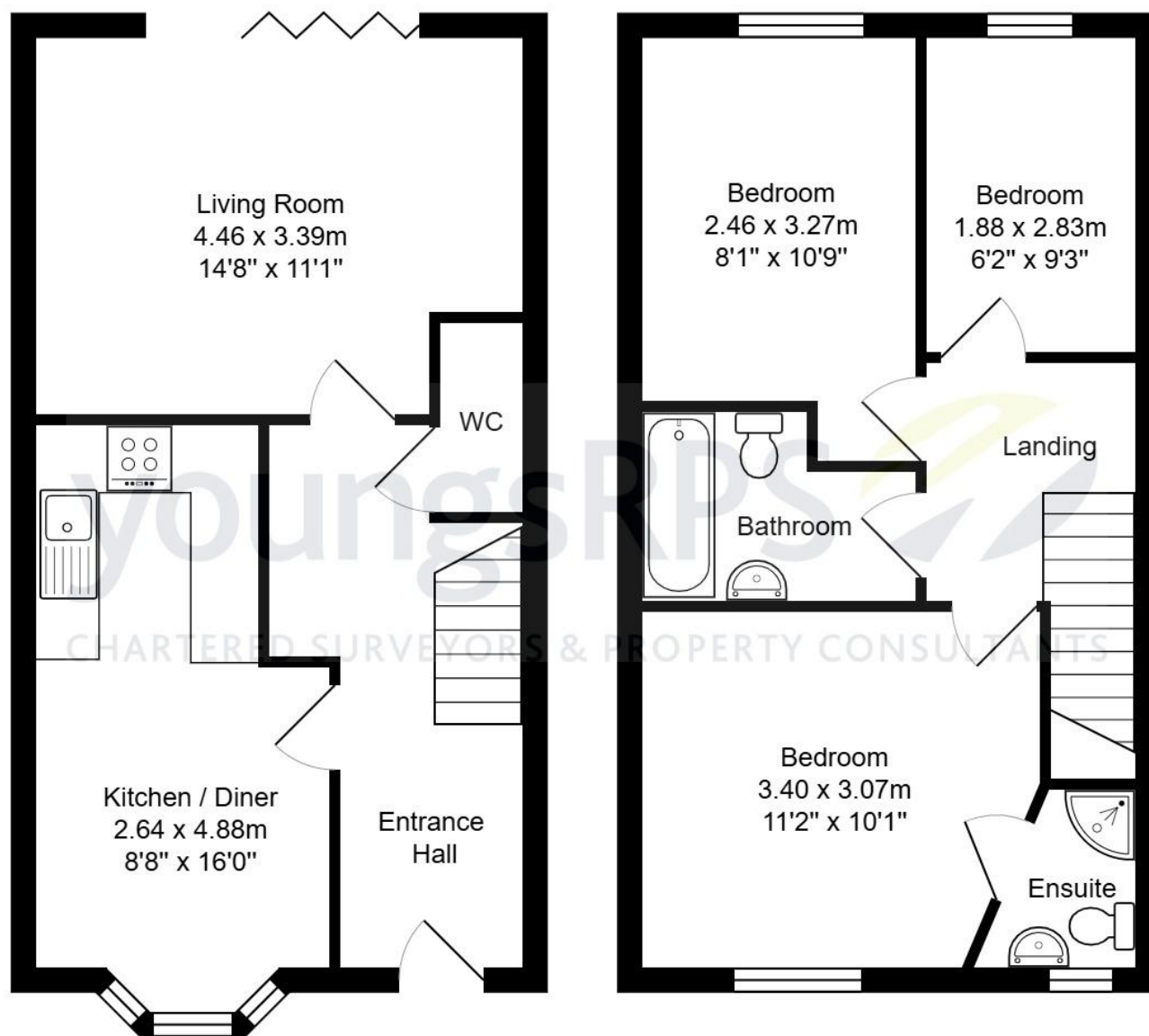
### **Viewings**

By appointment with the agent.

### **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.





All measurements are approximate and for display purposes only.

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