



19 PENNINE VIEW, NORTHallERTON
NORTH YORKSHIRE, DL7 8HN



19 PENNINE VIEW

Northallerton, North Yorkshire, DL7 8HN

Set within the ever-popular village of Romanby, this spacious family home offers a wonderful opportunity to create something truly special. With generous living accommodation, a sunny west-facing garden and the potential to modernise to one's own taste, it's ideal for those seeking a home they can make their own. Perfectly positioned close to local amenities, schools and transport links, this is a property full of promise in a highly desirable location.

- Three Bedroom Semi Detached Home
- Spacious Accommodation
- Scope for Updating and Modernisation
- Two Bathrooms
- Westerly Facing Rear Garden
- Driveway and Garage

GUIDE PRICE £230,000

GET IN TOUCH

youngsRPS, 80-81 High Street, Northallerton, DL7 8EG

01609 773004

northallerton@youngsrps.com





DESCRIPTION

A spacious family home situated on a popular residential street within the sought-after village of Romanby. The property offers well-proportioned accommodation throughout and, while requiring a degree of general modernisation, presents an excellent opportunity for a buyer to personalise and create a home to their own taste.

The property is entered via a uPVC front door into an entrance porch, leading through to a welcoming hallway with stairs rising to the first floor. To the right lies a comfortable living room with a front-facing window and gas fire. An opening leads through to the dining room, which features sliding patio doors giving access to the conservatory that enjoys pleasant views over the rear garden.

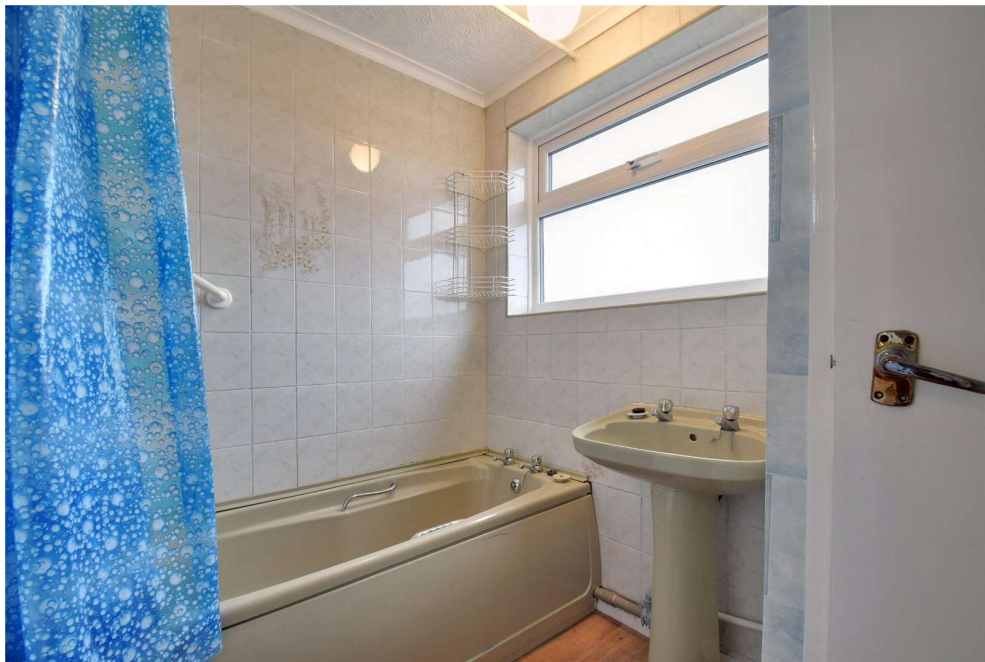
The kitchen is fitted with a range of white wall and base units, laminate worktops and a stainless-steel sink and drainer. There is space for an electric cooker, fridge, and plumbing for both a washing machine and dishwasher, together with a useful storage cupboard. A rear porch provides additional access to the garden and leads to a convenient ground floor shower room comprising a double shower enclosure, WC and wash hand basin.

To the first floor are three well-proportioned bedrooms, two generous doubles and a single, all served by the house bathroom which includes a panelled bath with shower over, wash hand basin and WC.

Externally, a brick-paved driveway provides off-street parking and leads to an attached single garage with up-and-over door. The front garden is laid to decorative gravel, mature shrubs and a low brick wall boundary. The westerly-facing rear garden is mainly laid to lawn with a paved patio, established planting and a greenhouse, offering a lovely outdoor space to enjoy the afternoon sun.

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.

Charges

North Yorkshire Council Tax Band C.

Viewings

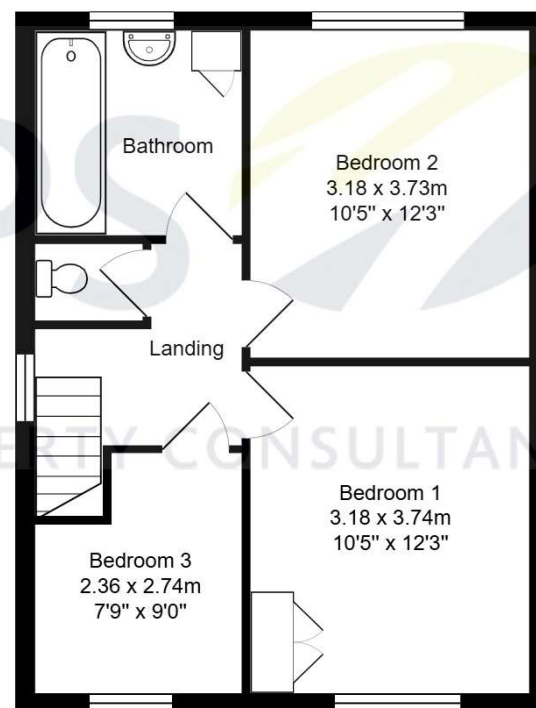
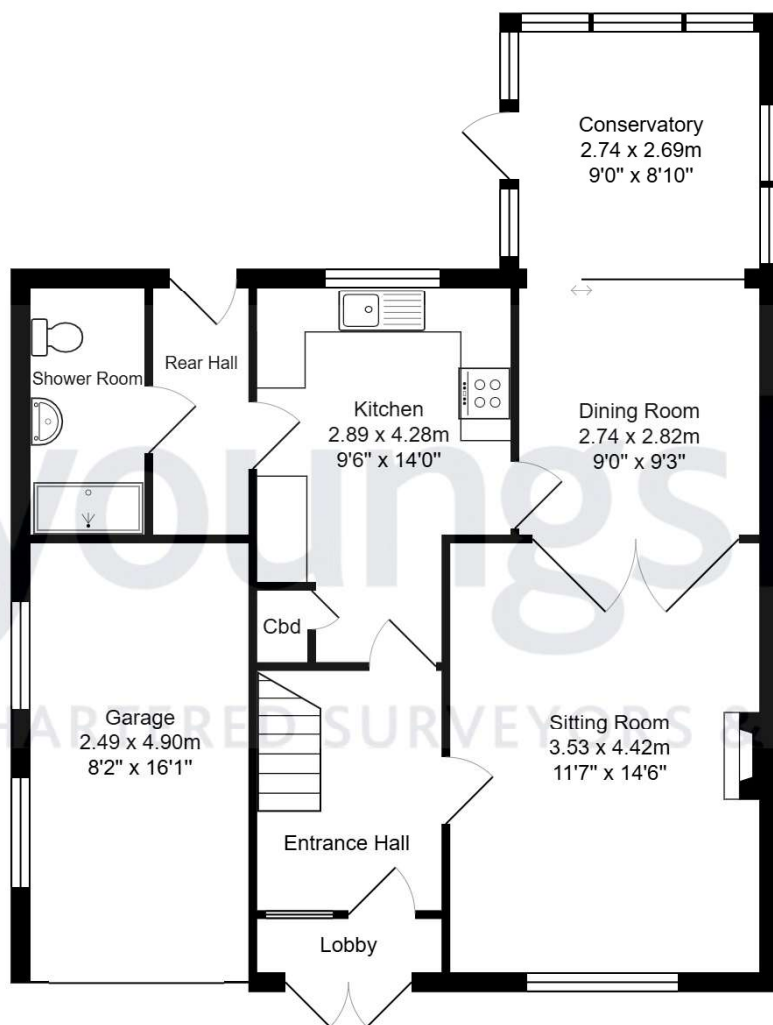
Viewings are strictly by appointment. Please contact the agent on 01609 773004.

Tenure

The 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.



All measurements are approximate and for display purposes only.

www.youngsrps.com
Northallerton 01609 773004



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of youngsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.