

2 Rowans Way

Romanby, Northallerton DL7 8PB

Guide Price £245,000



T: 01609 773004

www.stantonmortimer.co.uk

E: northallerton@stantonmortimer.co.uk
80/81 High Street, Northallerton, DL7 8EG



StantonMortimer
Property Consultants

A well situated Detached House occupying an elevated corner site in this popular residential area. Situated close to open countryside just off Romanby Green it lies within walking distance of local shops, primary school and the main line rail station and within easy reach of the High Street.

It offers deceptively spacious accommodation with gas central heating and double glazing with a walled rear garden and integral Garage.

The Accommodation Comprises

GROUND FLOOR

Entrance Hall

With panelled front door and glazed sidelight, ornate ceiling cornice, radiator, stairs to first floor.

Cloakroom / WC

With window to side, close coupled WC, vanity basin with cupboard below, radiator, extractor fan.

Living Room

16' 0" (4.88m) x 13' 2" (4.01m) into bay

With wide bay window to front, polished limestone fireplace and hearth with inset living flame gas fire, ornate corniced ceiling, radiator, archway to:

Dining Room

9' 8" (2.95m) x 8' 5" (2.57m)

With ornate corniced ceiling, radiator.

Breakfast Kitchen

12' 9" (3.89m) x 12' 7" (3.84m)

With window to rear, range of white woodgrain finish wall and floor units with roll edge worktops and inset 1½ bowl sink unit, gas hob with cooker hood over and built under oven, space and plumbing for dishwasher and automatic washer, radiator, door to:

Conservatory Porch

9' 9" (2.97m) x 6' 3" (1.9m)

With double glazed hardwood windows, double doors to rear garden and door into garage.

FIRST FLOOR

Landing

With window to side, radiator.

Bedroom One

18' 9" (5.72m) max x 13' 9" (4.19m) max. narrowing

With window to rear, corniced ceiling, range of full height fitted wardrobes with sliding doors, radiator.

En-Suite Shower Room

With window to rear, suite comprising tiled shower enclosure with mains thermostatic shower, pedestal basin, close coupled WC, half tiled walls, radiator, extractor fan.

Bedroom Two

15' 0" (4.57m) x 8' 5" (2.57m) to robes

With window to front, extensive range of full height wardrobes fitted over two walls, radiator, corniced ceiling.

Bedroom Three

11' 10" (3.61m) x 8' 9" (2.67m)

With window to front, built in wardrobe, radiator, corniced ceiling.

Family Bathroom

With window to rear, suite comprising panelled bath, pedestal basin, close coupled WC, half tiled walls, radiator, extractor fan, airing cupboard.

OUTSIDE

Tarmac driveway to:

Integral Garage

With up and over door to front, personal door into conservatory porch, light and power, wall mounted gas central heating boiler.

Lawned garden to front. Walled garden to the side and rear which is laid mainly to lawn with shrub beds and borders and established trees.

Storage Shed

ADDITIONAL INFORMATION

Council Tax Band D

EPC Rating D 55

Floor Plan to follow

Local Authority

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire, DL6 2UU
Tel. No. 01609 779977

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.

