



AYSGARTH GROVE, ROMANBY

£240,000



Northallerton  
Estate Agency

# Aysgarth Grove

Romanby, DL7 8HY

**3 BEDROOM SEMI DETACHED FAMILY HOME IN THE SOUGHT AFTER VILLAGE OF ROMANBY.**



18 Aysgarth Grove is a lovely three bedrooned semi detached family home with wonderful opportunity for updating and modernisation in the popular Romanby area. Externally the property has been beautifully maintained and boasts gardens to the front and rear with a detached garage, with a small separate workshop at its rear, a shed and two green houses. The rear garden enjoys an established vegetable patch, area of lawn and flagged patio. There is scope for extension subject to purchaser requirements and planning permission.

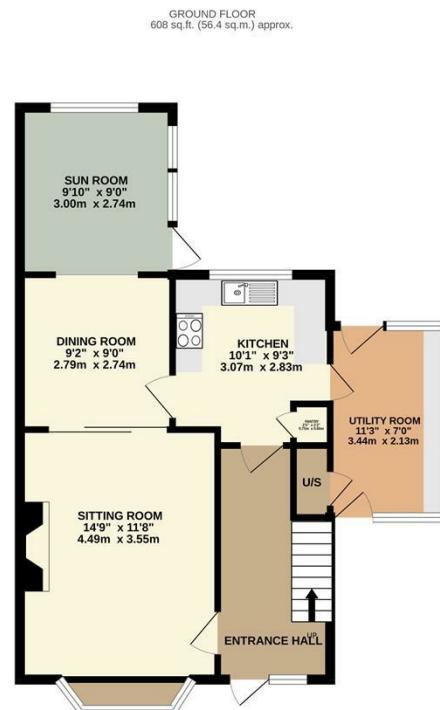
The living room is light and airy with a lovely feature living flame gas fire place. Sliding doors separate the dining room nicely leading into the Sun room. The downstairs living area is well laid out and spacious. The kitchen has a range of base and wall with wood effect work surfaces a 4 ring electric hob and a Hygena turbo electric oven and grill. There is a handy pantry and a good sized utility room with plumbing for the washing machine and leads out into the rear garden area.

- DETACHED GARAGE
- SUN ROOM
- TWO DOUBLE BEDROOMS
- GARDENS TO FRONT AND REAR
- UTILITY
- DINING ROOM
- ONE SINGLE BEDROOM
- POPULAR VILLAGE LOCATION

Upstairs the property boast two good sized double bedrooms and one single room. The front bedroom has the added bonus of fitted wardrobes. The landing gives access to the insulated and part boarded loft space enjoying a pull down ladder and lighting. The bathroom is fully tiled around and enjoys an Aqualizer mains bar shower over the bath and a heated towel rail. There is a separate w/c for extra convenience. The main windows of the property are aluminium double glazed with the sun room and utility room enjoying UPVC sealed unit double glazing. The boiler is a Viesmann Vitodens 100 condensing boiler.

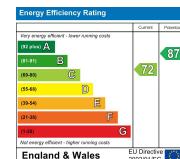


Call us to arrange a viewing on **01609 771959**



18 AVSCARTH GROVE, ROMANBY, NORTHALLERTON, NORTH YORKSHIRE, DL7 8HY

TOTAL FLOOR AREA: 1043 sq.ft. (96.9 sq.m.) approx.  
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