



18 ST. ANTHONYS AVENUE,
NORTHALLERTON
AUCTION GUIDE £185,000



Northallerton
Estate Agency



St. Anthonys Avenue

Northallerton, DL7 8XJ

A lovely family, starter home or renovation project to put your own stamp on this semi detached house. The property is close to the market town of Northallerton and Northallerton Station with links to York, Edinburgh and London Kings Cross.

For sale through the modern auction method only via our auction partner Auction House North East opening on 13th October 2025 and closing on 15th October 2025

Alternative (Modern) method of Auction meaning - At the fall of the gavel or acceptance of an offer by the Seller, the Buyer will enter an exclusivity agreement with the seller. The buyer shall pay a non-refundable exclusivity fee to the value of 2.5% + VAT of the sales price or £3,500 plus VAT whichever is the greater.

- SOUGHT AFTER LOCATION
- IDEAL STARTER HOME / RENOVATION
- 3 BEDROOMS

- CHAIN FREE
- ENCLOSED PRIVATE GARDEN
- GARAGE



ENTRANCE HALL

Entrance hall leading to the stairs to upper floor and a door to the left leading to main living room

LIVING ROOM

Good sized living room with lots of natural light access to under stair storage space and an arch leading into the dining room.

DINING ROOM

Dining room with sliding patio doors leading out to the garden area. a door on the right leading into the kitchen area. This room has a double radiator and multiple plug sockets.

KITCHEN

The kitchen comprises of good quality wall and base units, double sink and drainer, space for a washing machine and under counter space, an oven and gas burner and integrated fridge freezer. There is a door leading out to the garden and a door through to the dining room.

BEDROOM 1

Situated to the front of the property giving lots of natural light, bedroom 1 is a good sized double with fitted wardrobes, double radiator and multiple plug sockets

BEDROOM 2

Situated to the rear of the property overlooking the garden area.

BEDROOM 3

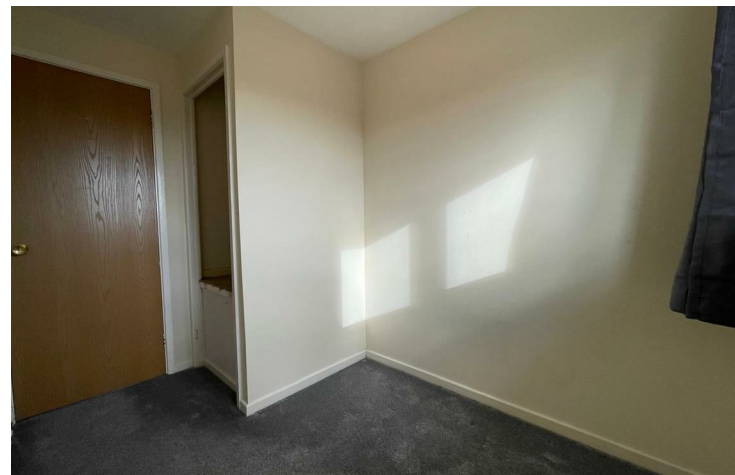
Situated to the front with a cupboard over the stairs

BATHROOM

The bathroom is in need of modernisation but is fully functioning with a full sized bath, toilet and pedestal sink. A tap fitted shower and fitted glass mirror wall unit.

GARDEN

Good sized enclosed garden with post and plank and brick fencing. half lawn and half astro turf.



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

GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.

1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



18 ST ANTHONY'S AVENUE, ROMANBY, NORTHALLERTON, DL7 8XJ

TOTAL FLOOR AREA: 884 sq.ft. (82.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A		
111-121	B		
89-105	C		
65-88	D		
45-64	E		
29-44	F		
13-28	G		
Below 13	Below G		
Not energy efficient - highest running costs			
England & Wales		EU Directive 2002/91/EC	

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