



22 CHANTRY ROAD, NORTHALLERTON

OFFERS IN THE REGION OF £220,000



Northallerton  
Estate Agency





# Chantry Road

Northallerton, DL7 8JL

**BEAUTIFULLY PRESENTED 2 BEDROOM BUNGALOW IN THE POPULAR AND SOUGHT AFTER VILLAGE OF ROMANBY.**

- 2 BEDROOM
- CAR PORT
- SOUGHT AFTER LOCATION
- GARAGE
- TAX BAND C
- WALKING DISTANCE TO STATION & TOWN



## **ENTRANCE HALL**

TILED FLOOR, COVED CEILING, CEILING LIGHT POINT, PHONE POINT, METER CUPBOARD

## **KITCHEN**

TILED FLOOR, GOOD RANGE OF MODERN BASE AND WALL UNITS, 1 AND HALF SINK AND DRAINER WITH MIXER TAP, 4 RING CERAMIC HOB AND HOTPOINT OVEN, SPACE FOR WASHING MACHINE AND FRIDGE FREEZER, CEILING LIGHT POINT.

## **SITTING ROOM**

WOOD LAMINATE FLOORING, FEATURE FIREPLACE, TV POINT, COVED CEILING, CEILING LIGHT POINT, DOUBLE RADIATOR AND STUNNING BAY WINDOW.

## **REAR HALL**

CEILING LIGHT POINT, CUPBOARD WITH SHELVING, LOFT ACCESS THE LOFT AREA IS CARPETED AND HOUSES THE BOILER WHICH IS A GAS FIRED BAXI COMBI 105HE AND THE LOFT IS ALSO CARPETED AND FULLY INSULATED WITH LIGHT AND POWER.

## **BEDROOM 1**

FITTED WARDROBES, AIRING CUPBOARD, CEILING LIGHT POINT, DOUBLE RADIATOR

## **BEDROOM 2**

CEILING LIGHT POINT, DOUBLE RADIATOR,

## **BATHROOM**

SHOWER CUBICLE, MIRA MINILITE MAINS SHOWER, WASH BASIN, WC, CEILING LIGHT POINT, DOUBLE RADIATOR.

## **GARAGE**

WITH UP AND OVER DOOR AND MAINS POWER.

## **GARDEN**

OUTSIDE TAP, BLOCK PAVING PATIO, 2 CHIPPING AREAS, RAISED REAR LAWN, SHRUB BORDER AND POST AND PLANK FENCES

VIEWING - BY APPOINTMENT THROUGH THE AGENCY

- Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - c

EPC - TBC





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

GROUND FLOOR  
921 sq.ft. (85.6 sq.m.) approx.



22 CHANTRY ROAD NORTHALLERTON, NORTH YORKSHIRE, DL7 8JL

TOTAL FLOOR AREA: 921 sq. ft. (85.6 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 misstatement. 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.  
Made with Metaplex 02/25



Energy Efficiency Rating		Current	Potential
Any property (except a listed building)			
105-155 kWh/m²/yr	A		
81-104 kWh/m²/yr	B		
65-80 kWh/m²/yr	C		
55-64 kWh/m²/yr	D		
45-54 kWh/m²/yr	E		
35-44 kWh/m²/yr	F		
25-34 kWh/m²/yr	G		
Below 25 kWh/m²/yr			
All energy efficient - higher saving costs			
England & Wales		EU Directive 2002/91/EC	

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  - These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
  - All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
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  - Any plans may not be to scale and are for identification purposes only.
  - Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
  - You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.
- In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.

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