



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 POPLUAR 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 BOARDER 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 measurements given here, 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 guidance only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their suitability or efficiency can be given.
Made with MapInfo Pro 22.02



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Good	C		
OK	D		
Needs improvement	E		
Very poor	F		
Poor	G		

England & Wales

EU Directive 2010/31/EU

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification.
- 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.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment, appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- 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.

143 High Street, Northallerton, North Yorkshire, DL7 8PE

T: 01609 771959

E: sales@northallertonestateagency.co.uk

www.northallertonestateagency.co.uk

