



**CHANTRY HOUSE 32 AINDERBY ROAD,
ROMANBY, NORTHALLERTON, DL7 8HG
OFFERS IN THE REGION OF £435,000**



Northallerton
Estate Agency

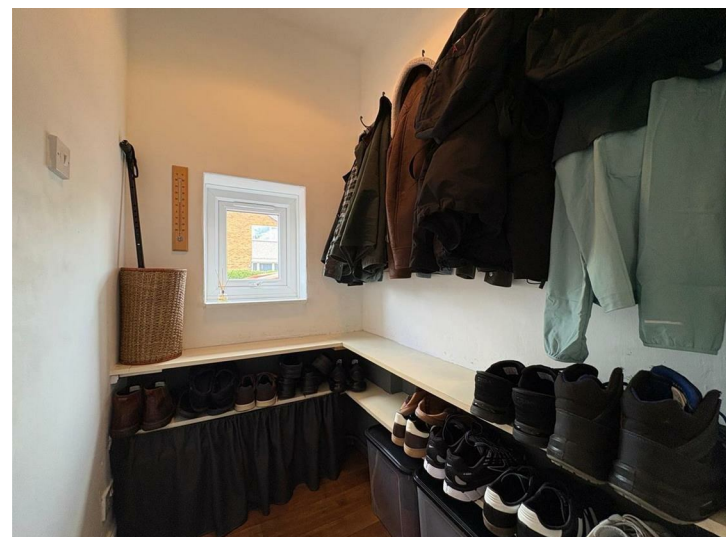


Chantry House, 32 Ainderby Road, Romanby, Northallerton DL7 8HG

The property is very attractively situated in this much sought after and highly desirable residential area of Romanby, close to the Village Green and within very convenient walking distance of local amenities in Romanby, the centre of Northallerton and train station. The property is brick built with a slate roof and enjoys the benefit of UPVC sealed unit double-glazing and gas fired central heating. Additionally, internally the present owners have completely refurbished the property and have created a very free flowing family orientated living environment utilising good open plan layout to the kitchen, dining room and family room which have been enhanced with the provision of a double-faced modern clock wood burning stove. Internally the property is well laid out and spacious, offering accommodation on three floors.

- 4 Bedroom detached house with generous grounds and gardens
- Well laid out and spacious family accommodation
- Off street parking for multiple vehicles
- Immaculately presented internally & Externally
- Detached Garage and summerhouse
- Highly sought after location





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

Entrance

Entering through hardwood effect double glazed front door with leaded and etched glass light into the Entrance Hall enjoying radiator, wall light point, useful understairs storage and original art deco solid oak staircase and spindles leading up to First Floor.

Sitting Room

Fitted picture rail, feature fireplace having carved oak surround with inset cast and polished fire surround with inset gas fire and enjoying tiled reliefs and black granite hearth. Ceiling light point, radiator, nice views onto front garden.

Boot Room

With fitted shoe racks, cloaks hanging rail, ceiling light point, picture window to side.

Kitchen Diner

Nicely divided into Kitchen and Breakfast / Sitting Area with the kitchen area enjoying an attractive range of fitted light oak base and wall cupboards, work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap over. Work surface matched splashbacks. Rangemaster professional Deluxe cooker with brushed steel backplate and matching brushed steel extractor hood. Additionally, the kitchen enjoys the benefit of a built-in dishwasher with unit matched door to front, ceiling light point, central workstation with kitchen matched work surface, inset shelved storage with central wine rack, useful inset basket storage arrangement and central sliding storage console. The sitting area enjoys the benefit of a feature chimney breast with cut and polished granite hearth, hearth mounted clock double sided wood burning stove, to the side of the hearth is a fitted kitchen matched light oak dresser enjoying range of base cupboards and drawers topped with twin glass shelved illuminated display cabinets with central shelved storage area, 2 double radiators. Door off kitchen to useful passage leading to Utility Room and Downstairs W/C.

Utility & WC

Toilet, wash basin with tiled splashbacks, ceiling light point, opaque glazed window to side providing for nice degree of natural light. Space and plumbing for washing machine, space and point for additional appliance under work surface, space and point for fridges and freezers, Baxi 400 plus combination gas fired central heating boiler, ceiling light point.

Family Room

This is a good open, light and airy room which provides extensive sitting and entertainment area with 2 ceiling light points, 2 radiators, TV point and runs nicely into the dining room.

Dining Room

2 x twin doors to the rear giving excellent access to the rear patio and gardens, continuation of the laid wood floor, 2 radiators, 2 ceiling light points, 2 Velux roof lights which provides for a large degree of natural light. The ground floor is particularly light and airy and will present itself as an excellent entertainment property / family house.

First Floor Landing

With ceiling light point, inner hallway giving access to second floor and rooms.

Bathroom

Fully tiled walls with contrasting tiled dado rail, tile effect floor, ceiling light point, wall mounted extractor

fan, Heritage suite comprising toilet, pedestal wash basin, matching painted panel bath with mains shower over, wall mounted heated towel rail and radiator, ceiling light point.

Bedroom No. 1

Double radiator, ceiling light point, fitted picture rail, quality fitted wardrobes.

Bedroom No. 2

Ceiling light point, double radiator, fitted picture rail, quality fitted wardrobes.

Bedroom No. 3

With overbed light pull, ceiling light point, fitted picture rail, double radiator, good views out onto rear garden.

Second floor landing

Stairs to Second Floor with stained and polished balustrade and spindles leading up to the second Floor with ceiling light point over stairwell.

Bedroom 4

Ceiling light point, Velux roof light, low level doors opening to extensive under eaves storage.

Garden

Externally, to the front and sides the property enjoys the benefit of extensive chippings hardstanding offering tremendous potential to the front for parking and to the side as well as giving access to the detached garage. The gardens to the front are in the form of a well laid out, good sized shrubbery which is nicely arranged and slightly elevated behind natural stone, low level ornamental wall. To the rear the property opens out to an extensive raised rear flagged patio with steps down then to a continuation of the patio with attractive inset shrubberies and running down to the rear lawned garden. The rear lawned garden is of a good sized with well stocked mature shrub borders, backed by post and panel fencing to all sides with The property offers tremendous scope not only for residential but also for potential business use enjoying as it does the good-sized extension to the side which has its own access and could utilise extensive parking to the front. The rear of the property provides a particularly attractive backdrop to the main house enjoying as it does the well laid out patios and good-sized lawned garden. There are twin UPVC sealed unit double glazed French doors out from the rear of the property. The garden offers a high degree of privacy.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

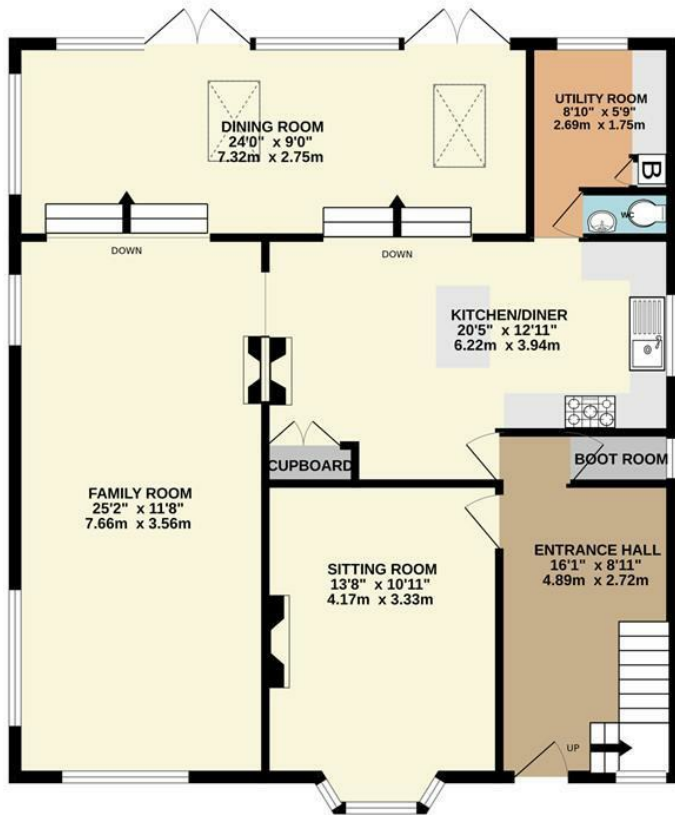
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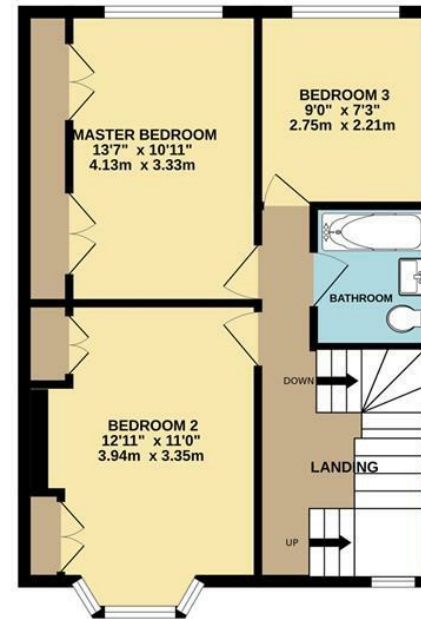




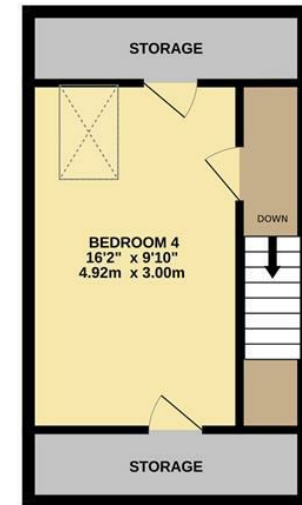
GROUND FLOOR
1045 sq.ft. (97.1 sq.m.) approx.



1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



2ND FLOOR
293 sq.ft. (27.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1845 sq.ft. (171.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained 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 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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