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The Green  
Romanby, Northallerton, DL7 8NL  
**Offers in the region of £205,000**

House - Terraced  
3 Bedroom/s  
1 Bathroom/s

A spacious and well presented period cottage situated in a lovely location overlooking the village green. The property has been refurbished and benefits from gas fired central heating and double glazing. The accommodation includes a reception hall, living room with fire place, dining room with French doors to the rear garden and an open plan feel to the modern fitted kitchen with integrated oven and hob. To the first floor there are two double bedrooms and a family bathroom fitted with a modern white suite with shower over the shaped bath. From the main landing stairs lead to a double sized attic room with double glazed window, power and radiator. Externally there is a forecourt garden and a lovely rear garden with lawn and decked patio area. There is a pedestrian right of way over the rear of the neighboring properties leading to the front.





- A well presented mid terraced period cottage over looking The Green to the front
- Two double bedrooms and modern family bathroom to the first floor
- Good sized rear garden with decked patio and lawn
- Easy access to primary school and railway station
- Modern open plan living feel with living room and dining room / kitchen
- Attic room accessed via stairs with window, radiator and power
- Popular residential location
- Vacant possession, no onward chain

#### GENERAL INFORMATION

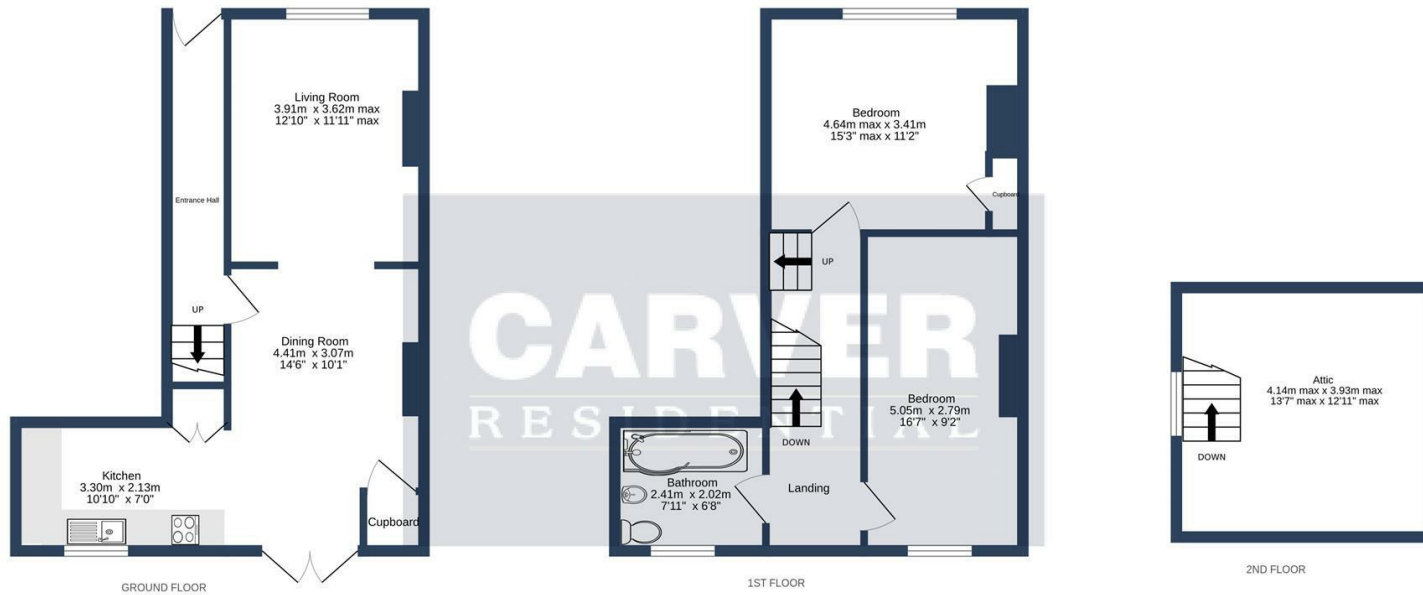
Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: North Yorkshire Band C

The property benefits from a pedestrian right of way over the rear of No's 9,11 and 13 The Green leading to the front. No property has access over no 7.



THE GREEN, ROMANBY. DL7 8NL.

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
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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MAB 6202



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