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Grange Close

Romanby, Northallerton, DL7 8XD

**Offers in the region of £185,000**

House - Semi-Detached  
2 Bedroom/s  
1 Bathroom/s

A modern two bedroomed semi detached home perfectly situated for access to the railway station and High Street. Located in a cul de sac the property benefits from gas fired central heating and Upvc double glazing. The accommodation includes an entrance porch, spacious living room, kitchen / dining room fitted with wall and base units together with an integrated oven and hob. Patio doors lead to the rear garden and patio. There are two double bedrooms and a family bathroom fitted with a white suite with shower over the bath. The partially boarded loft can be accessed via a drop down ladder. Externally there is a driveway providing two off street parking spaces. The rear garden has a patio area, lawn and garden store. The property is situated on the outskirts of Romanby and conveniently positioned for access to Northallerton High Street and railway station. Grange Close is situated off Boroughbridge Road and viewing is highly recommended.





- Modern two bedroomed semi detached house
- Fitted kitchen / dining room with patio doors to the rear garden
- Bathroom with shower above the bath
- Rear garden with patio area, lawn and garden store together with side gate
- Cul de sac location within easy reach of the railway station and local amenities
- Spacious living room
- Two double bedrooms
- Gas fired central heating and Upvc double glazing
- Double driveway providing two off street parking spaces
- No onward chain

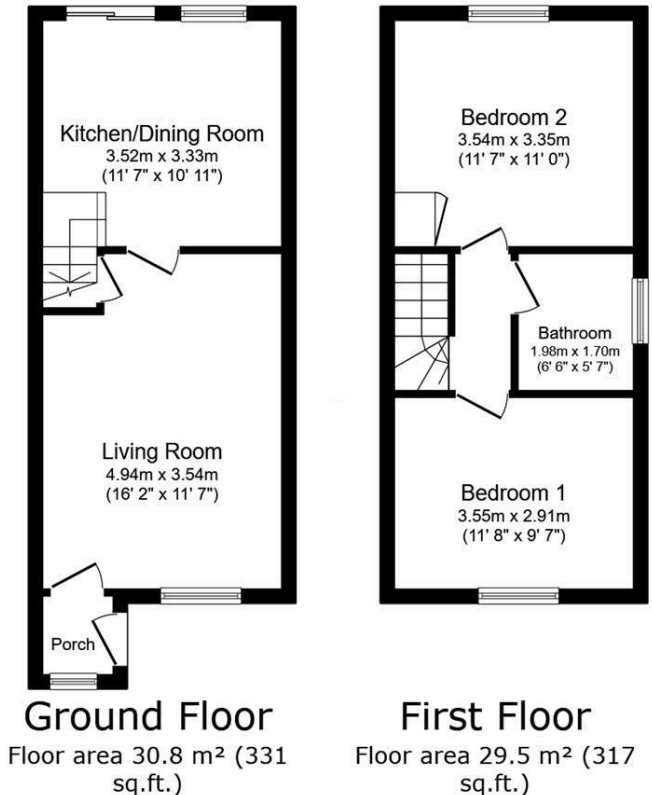
#### GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: North Yorkshire Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

TOTAL: 60.2 m<sup>2</sup> (648 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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