



4 St James Mews

Northallerton, North Yorkshire, DL7 8AU

youngsRPS 

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Northallerton
North Yorkshire
DL7 8AU**

Guide Price: £175,000

A delightful mid terrace Mews Cottage of considerable character just off Romanby Green within walking distance of the town centre. The deceptively spacious 2 bedroom accommodation has a large galleried mezzanine Studio or occasional Bedroom. Lawned gardens, 2 parking spaces at the rear. Gas CH, UPVC DG.

- Mid Terraced Characterful Mews Cottage
- 2 Bedrooms plus Occasional Room
- Sought after location within easy reach of the station & town
- Off Street Parking for Two Vehicles
- EPC Rating C



**Youngs - Northallerton 01609 773004
www.youngsrps.com**





DESCRIPTION

This property is a delightful modern mid terrace Mews Cottage of considerable character built to a high specification in a first-class position just off Romanby Green, close to local shops and Post Office, Romanby primary school and the main line rail station and within walking distance of the town centre.

It offers deceptively spacious two bedroom accommodation which has the benefit of gas central heating together with high-performance double-glazed windows and a particular feature is the large galleried mezzanine Studio or occasional Bedroom which is approached from the main bedroom. Outside there are small lawned gardens and two parking spaces at the rear. An internal inspection is recommended.

ACCOMMODATION

ENCLOSED ENTRANCE PORCH

With double glazed front door and window to front.

GROUND FLOOR

LIVING ROOM

14' 6" x 13' 6" (4.44m x 4.14m) With window to front, polished marble fire surround and hearth with timber mantle, radiator, stairs to first floor with store cupboard below. Open archway with

wooden folding louvre doors to:

DINING KITCHEN

11' 6" x 10' 0" (3.53m x 3.07m) With window to rear, range of Ivory Shaker style wall and floor units with roll edge worktops and inset stainless steel sink and drainer, stainless steel gas hob with cooker hood over and built-under oven, plumbing for automatic washer and dishwasher, tiled surrounds, wall mounted gas condensing combi boiler, space for tall fridge freezer, tiled floor, radiator.

REAR HALL

With part-glazed exit door to rear garden, radiator, tiled floor.

SPACIOUS CLOAKROOM/WC

With white suite comprising close coupled WC, washbasin with tiled splashback, ceramic tiled floor, radiator.

FIRST FLOOR

LANDING

With radiator and built in linen cupboard.

BEDROOM 1

14' 6" x 10' 9" (4.44m x 3.3m) With window to front, radiator,

staircase to:

MEZZANINE STUDIO/OCCASIONAL ROOM

14' 6" x 9' 3" (4.44m x 2.82m) With roof light to rear, radiator, timber balustrade, access to eaves storage.

BEDROOM 2

14' 7" x 8' 0" (4.47m x 2.46m) With window to rear, radiator.

BATHROOM

With window to rear, white suite comprising panelled bath with mains thermostatic shower over and folding glass shower screen, pedestal basin, close coupled WC, half tiled walls, tiled floor and shower area, towel radiator, inset ceiling lights.

OUTSIDE

Small grassed frontage with tarmac path and brick front boundary wall.

A shared driveway gives access to the rear of the Mews where there is a tarmac courtyard with two allocated car parking spaces and a small lawned garden with timber garden shed.

SERVICES

Mains electricity, water, gas and drainage are connected. Gas-

fired central heating boiler to radiators and also supplying hot water.

VIEWINGS

Virtual viewings are available on request.

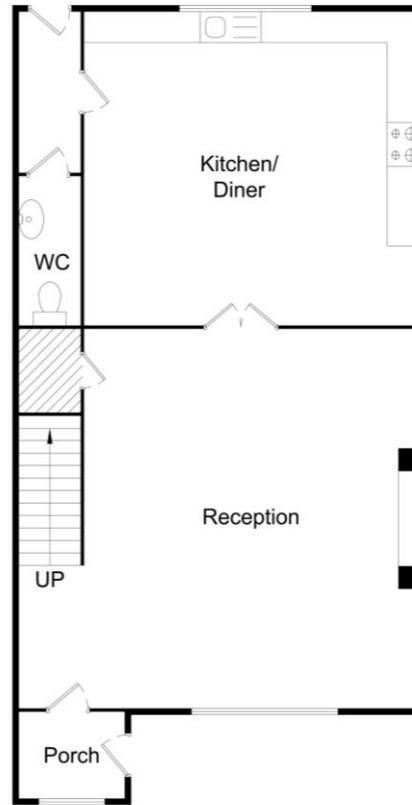
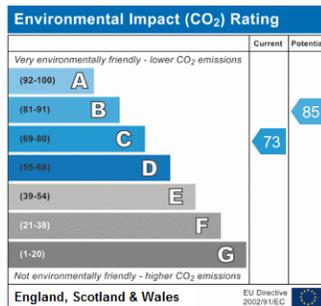
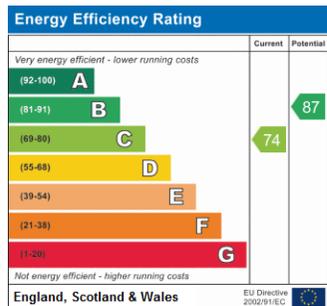
Viewing is strictly by appointment. Appointments can be made by contacting youngsRPS in Northallerton on 01609 773004.

CHARGES

Hambleton District Council Tax Band B.

AGENT'S NOTES

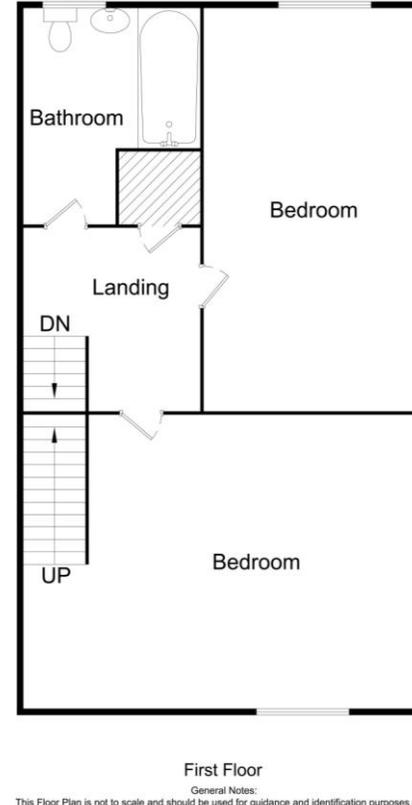
Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.



Ground Floor

General Notes:

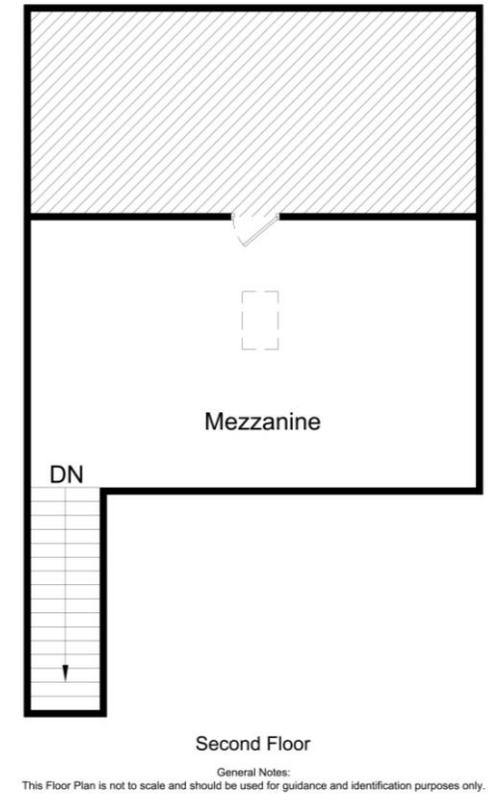
This Floor Plan is not to scale and should be used for guidance and identification purposes only.



First Floor

General Notes:

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Second Floor

General Notes:

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IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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