

**5 LODGE LANE  
BROMPTON, NORTHALLERTON DL6 2QW**



**A three bedroomed, semi detached family house on a good sized plot offering tremendous scope for extension**

- UPVC sealed unit double glazing
- Gas fired central heating
- Scope for updating & modernisation
- Scope for extension
- Gardens to front and rear
- Detached garage

**PRICE: REDUCED TO OFFERS IN THE REGION OF £169,950**

# 5 LODGE LANE, BROMPTON, NORTHALLERTON DL6 2QW

## SITUATION

Northallerton	½ mile Thirsk	7 ½ miles
Darlington	16 miles A19	7 miles
Bedale	9 miles Teesside	16 miles
A1	8 miles York	30 miles

(All distances are approximate)

**5 Lodge Lane, Brompton** is pleasantly situated on the edge of the very popular, much sought after residential village of Brompton which is situated north of the thriving and popular market town of Northallerton the County Town of North Yorkshire.

The property occupies a nice sized plot with a particular feature being the good sized rear which is suitable for the parking of two vehicles together with providing a seating area and it enjoys a nice degree of privacy.

The property lies within convenient and easy commuting distance of Northallerton, Bedale, A1 and A.19 trunk roads, Teesside, York and Darlington.

The village of Brompton enjoys a good range of local amenities extending to Primary School, Public Houses, Shops and Churches together with locally renowned Restaurant. The local market town of Northallerton is within 2 miles of the property and offers a full and comprehensive range of educational, recreational and medical facilities together with good range of shopping.

The village is ideally placed for commuting with an East Coast main line train station at Northallerton linking London to Edinburgh and bringing London within 2 ½ hours commuting time. Additionally via the Transpennine route that calls at this station there is direct access to Newcastle, Middlesbrough, Darlington, Leeds, York, Manchester, Liverpool and Manchester Airport.

The A.1 and A.19 trunk roads are both within easy reach of the property and offer excellent communications and access onto the main arterial road networks of the UK.

International Airports can be found at Durham Tees Valley (30 minutes), Leeds/Bradford, Newcastle and Manchester.

This area of North Yorkshire lies between the North Yorkshire Dales and the North Yorkshire Moors National Park where much renowned walking, riding and leisure activities can be found. Additionally the property is within an hour of the Coast at Scarborough, Whitby and Redcar which offers further opportunities of varied and interesting leisure activities. In and around the village of Brompton there is additionally good walking, fishing and riding to be enjoyed.

## AMENITIES

**Shopping** – market town shopping is available at Northallerton, Bedale, Thirsk, Darlington and Richmond.

**Hospitals** – the Friarage Hospital is located approximately two

miles away at Northallerton and is a renowned Hospital.

**Bus Service** – there is a regular bus service through the village with access to Northallerton and Darlington.

**Schools** – the area is well served by good state and independent schools. Comprehensive schools at Northallerton, Thirsk, Bedale, Richmond and Darlington. Independent Schools at Polam Hall (Darlington), Hurworth House, Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby and Cundall Manor.

**Shooting & Fishing** – the property is attractively positioned in an area renowned for its quality shoots and good fishing being within easy reach of the North Yorkshire Moors and North Yorkshire Dales and close to local rivers and ponds.

**Racing** – Catterick, Ripon, Thirsk, York, Sedgefield, Beverley, Doncaster and Newcastle.

**Golf** – Romanby (Northallerton), Bedale, Thirsk, Darlington, Richmond and Catterick.

**Walking & Cycling** – the area is well served for attractive cycling and walking with some particularly attractive countryside and scenery around the property.

**Leisure Centres** – Northallerton, Bedale, Richmond and Darlington.

## DESCRIPTION

The property comprises a good sized plot presently housing a mature semi detached family house with tremendous scope for extension subject to purchaser's requirements and situated in a secluded location within walking distance of the centre of Brompton. The property is set in good sized gardens to front and rear, together with detached garage. Internally the property enjoys the benefit of UPVC sealed unit double glazing, gas fired central heating, well laid out and spacious accommodation and is available for early occupation.

**The accommodation comprises:**

### GROUND FLOOR

Up step through UPVC sealed unit double glazed front door with etched and leaded glass panels into:

**Entrance Hall**  
**6' 3" x 6' 11" (1.91m x 2.11m)**

With stairs to first floor, radiator, ceiling light point, telephone point, useful understairs storage cupboard with cloaks hanging and ceiling light.

**Living Room**  
**12' 6" (3.81m) into bay x 10' 6" (3.2m)**

Feature fireplace comprising carved surround with marble hearth and backplate. Inset Living Flame gas fire. Deep chimney

breast alcove with TV point. The room has coved ceiling, ceiling light point, double radiator.

### Kitchen/Dining Room

20' 9" (6.32m) x 11' 5" (3.48m) max.

Good sized Kitchen/Diner nicely delineated into Kitchen and Dining areas with the kitchen area enjoying a good range of white high gloss base and wall cupboards, work surfaces with inset 1 1/2 bowl single bowl stainless steel sink unit with chrome mixer tap over, space and point for electric cooker, integrated fridge with unit matched door to front, Hotpoint over cooker extractor with inset light, unit matched coloured and leaded glass fronted glass shelved display cabinets, attractive tiled splashbacks with inset display tiles, coved ceiling, ceiling light point.

The Dining area enjoys two etched glass arched windows, coved ceiling, ceiling light point, double radiator, television point. Door to downstairs Bathroom and spacious Utility Room.

### Large Utility Room

9' 3" (2.82m) x 6' 6" (1.98m)

Fitted base unit with inset single drainer, single bowl, stainless steel sink unit, space and plumbing for auto wash, space and plumbing for additional appliance, ceiling light point, half glazed leaded and etched glass double glazed door to outside, door to downstairs WC.

### Separate WC

With window to rear, WC with concealed cistern, half tiled walls. Ceiling light point.

### Bathroom

6' 1" x 5' 3" (1.86m x 1.60m)

Fully tiled walls, tiled panelled bath with thermostatic shower over, unit inset wash basin with cupboard storage beneath, wall mounted shaver socket and mirror, ceiling light point, radiator.

Stairs to First Floor have painted spindles, stained and varnished balustrade leading up past half landing with picture window and radiator onto:

## FIRST FLOOR

### Landing

With window to side, radiator. Attic access.

### Bedroom 1

12' 6" (3.81m) x 11' 6" (3.51m)

With window to rear, ceiling light point, double radiator.

### Bedroom 2

11' 0" (3.35m) x 10' 5" (3.18m)

With window to front, ceiling light point, double radiator.

### Bedroom 3

11' 5" (3.48m) x 8' 0" (2.44m)

With window to rear, radiator. Large Shelved Airing Cupboard with modern combi 24HE central heating and hot water boiler.

### Wash Room / WC

With window to front, low level WC and cupboard mounted wash basin with tiled splashback and ceiling light point.

## OUTSIDE

Good sized gardens which are arranged on three sides of the house and are laid mainly to lawns with well stocked beds and borders with mature screening trees and a large concreted area and patio area to the rear of the garden. Well maintained privot hedge with close boarded fencing behind.

### Detached Garage

19' 7" (5.97m) x 13' 2" (4.01m)

Brick built with access from the rear down a private lane, up and over door to front, pedestrian door and window to side, electric light and power.

## GENERAL REMARKS & STIPULATIONS

### Viewing

By appointment through the Agents – Northallerton Estate Agency – tel. no. 01609 771959.

### Services

Mains water, gas, electricity and drainage.

### Local Authority

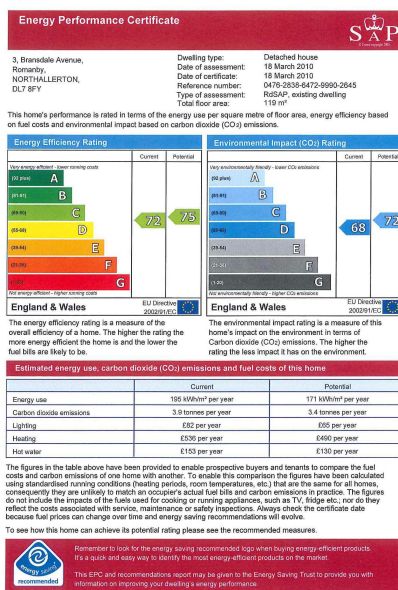
Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire, DL6 2UU  
Tel. No. 01609 – 779977.

### Council Tax Band

We are verbally informed by Hambleton District Council that the Council Tax Band is C.

### Tenure

Freehold with Vacant Possession upon completion.







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