

S. 4188

Northallerton
Estate
Agency 

HOLMFIELD, 27 BROMPTON ROAD
NORTHALLERTON DL6 1DY



**A Beautifully Presented & Appointed, Substantial 5-Bedroomed, 3 Bathroom
Detached Superior Family House in Convenient & Accessible Location Close to
Local Amenities**

- Spacious 5 Double Bed Accommodation
- Bespoke Fitted Kitchen
- Immaculately Presented Throughout
- Double Glazing & Gas Central Heating
- Generous Plot with Extensive Garden
- Within Walking Distance of Town Centre

Offers in the Region of: £450,000
VIEWING ESSENTIAL

27 Brompton Road, Northallerton DL6 1DY

SITUATION

Darlington	16 miles	Bedale	9 miles
A.1	8 miles	Thirsk	7 ½ miles
A.19	7 miles	Teesside	16 miles
York	30 miles		

(All distances are approximate)

27 Brompton Road is situated just outside the centre of this very popular and much sought after market town of Northallerton the County Town of North Yorkshire.

The property enjoys a particularly convenient location nicely set back from the Brompton Road on a unique, substantial sized private plot. The property enjoys a nice degree of privacy to the rear with well laid out grounds, gardens and patios together with to the front an integral garage and off road parking for several vehicles.

The property lies within convenient and easy commuting distance of Bedale, the A.1, A.19 trunk roads, Teesside, York, Darlington, Thirsk and all surrounding towns and villages.

The town of Northallerton enjoys a full and comprehensive range of educational, recreational and medical facilities and additionally the property is within easy travelling distance of the local village of Brompton which enjoys a further good range of local amenities plus popular restaurant.

This area of North Yorkshire 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 town of Northallerton 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.

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

27 Brompton Road comprises a well laid out and spacious, substantial superior 5-bedroomed detached character residence situated on a particularly generous plot. The property occupies a site that was originally destined to be three plots between Brompton Road and Quaker Lane. The property has under the present ownership been completely refurbished, updated and extended to a particularly high standard and now provides a well laid out and spacious, immaculately presented and appointed 5-bedroomed family house with scope for a number of internal layouts.

To the front the property is accessed off a private road which runs to the rear of Quaker Lane and gives access to the adjacent private playing field. The property itself is accessed through brick built pillars with stone tops and wrought iron gates onto chippings hardstanding for four vehicles which also gives access to the integral double garage. Across the front of the property are gardens comprising an area of lawn with shrub borders and hedged boundaries which lead around to the side where there is a stone laid flag walkway to the front door together with further area of lawned garden which continues around to a sunken garden with central stone edged former pond in the middle of rose bed. Proceeding around to the rear there is a purpose built children's play area which has a nice mix of wood chip base and then opening out onto lawned area with space suitable for swings etc. The main rear garden is lawned and fencing to all sides. There are two natural laid stone flagged patios and seating areas at the rear together with a further central patio seating area with the benefit of outside light. The rear of the property enjoys a particularly private position and offers tremendous views from the substantial L Shaped conservatory.

The property is UPVC sealed unit double glazed and has full gas fired central heating. Internally it has been extended and

completely refurbished to a particularly high standard with an eye for details and the use of quality fixtures and fittings throughout. It offers the opportunity for the discerning purchaser to acquire a substantial family house which would ideally lend itself to a number of residential layouts and could be utilised for bed and breakfast accommodation or to accommodate a dependent relative subject to Purchasers requirements.

Internal and external inspection is particularly recommended to fully appreciate all that this unique property has to offer.

ACCOMMODATION

In under covered entrance in through UPVC sealed unit double glazed front door into:

Entrance Hall

3.93m x 2.81m (12'11" x 9'3") overall

With a mosaic tiled floor. Cast double radiator. Stairs to first floor. Coved ceiling. Centre ceiling light point. Good sized understairs storage area / potential office area. Door into:

Downstairs WC

0.76m x 1.77m (2'6" x 5'10")

Fully tiled walls with ornate tiled dado rail. Black and white quarry tiled floor. Low flush WC. Ceiling light point. Window to side.

Sitting Room

4.69m x 4.67m (15'5" x 15'4")

With solid oak flooring. Ornate coved ceiling with ceiling light point. 2 double radiators. TV point. Feature fireplace comprising ornate cut marble surround and mantle shelf with a tiled hearth, cast inner and grate with living flame gas fire.

Dining Room

4.45m x 3.62m (14'11" x 11'11")

Solid oak floor. Coved ceiling. Ceiling light point. Double radiator. French doors through to Conservatory. Double glazed windows to two sides.

Breakfast Kitchen

5.43m x 3/71m (17'10" x 12'2")

Very attractive, superior quality Cook and Lewis kitchen with wrought iron door furniture comprising an extensive range of base and wall cupboards. Attractive stone tiling. Solid oak work surfaces with inset Belfast sink with quality mixer tap over. Space and point for gas and/or electric range cooker with fully surround and inset extractor. Built in SMEG dishwasher and fridge. Space for eye level microwave. Built in wine rack and dresser with glazed doors. Fitted L shaped solid oak breakfast bar. Continuation of the etched glass display cabinets with lighting. Under unit lighting and two ceiling light points. Door to:

Utility Room

2.25m x 1.85m (7'5" x 6'1")

Continuation of the floor tiling. Fitted work surface with space

and plumbing beneath for washing machine and space and point for additional appliance. Central area for larder fridge freezer. Baxi gas fired central heating boiler. Ceiling light point. Attic access. Door to Conservatory.

From the kitchen there are french doors into:

Family Room

6.62m x 3.66m (21'9" x 12')

Windows to two sides. French doors out to rear patio and gardens. Two ceiling light point. Double radiator. TV and telephone points. Door through to Garage.

Conservatory

4.64m x 3.01m (15'3" x 9'11") and 3.68m x 2.23m (12'1" x 7'4")

Accessed from the Dining Room and Utility Room. Quality conservatory. Looking onto the substantial side and rear landscaped gardens. Two wall light points and ceiling light point. Power points. Folding double glazed doors out to rear patio and gardens. The folding doors present an opportunity for the conservatory to flow through into the garden and patios creating a large entertainment area.

Stairs to First Floor with mahogany balustrade with painted spindles leading up to a half landing giving access to two sub landings providing access to all upstairs rooms.

First Landing

3.30m x 2.96m (10'10" x 9'9") max

L shaped and having fitted picture rail, ceiling light point and picture window.

Bedroom No. 3

4.67m x 3.62m (15'4" x 11'11")

Windows to two sides. Double radiator. Coved ceiling. Ceiling light point. TV point.

Bedroom No. 4

4.59m x 3.62m (15'1" x 11'11")

Ceiling light point. Double radiator. TV point.

Bedroom No. 5

3.55m x 3.25m (11'8" x 10'8")

Ceiling light point. Radiator. Built in wardrobe.

Shower Room

2.40m x 1.88m (7'11" x 6'2")

With fully tiled floor and walls. Quality suite comprising central curved glass cubicle and shower tray with mains thermostatically controlled shower. Matching pedestal wash basin and duoflush WC. Heated towel rail. Door to built in airing cupboard housing lagged cylinder and immersion heater.

Second Landing

4.57m x 1.32m (15' x 4'4")

Ceiling light point. Attic access. Door to:

Master Bedroom Suite

4.42m x 4.54m (14'6" x 14'11")

With double radiator. Ceiling light point. TV point. Door to:

En Suite Shower Room

1.93m x 1.85m (6'4" x 6'1")

Contrasting natural tiled floor. Fully tiled walls. Inset ceiling light spots. Suite comprising corner shower cubicle with twin sliding doors to front. Triton electric shower. Matching pedestal wash basin and WC. Heated towel rail. Extractor fan.

Bedroom 2

3.25m x 3.81m (10'8" x 12'6")

Radiator. Ceiling light point.

Family Bathroom

3.25m x 2.69m (10'8" x 8'10")

Stripped and painted wood floor. Half tiled walls with edged dado rail. Suite comprising ball and claw foot bath with central mixer tap and shower attachment. Matching WC and pedestal wash basin. Heated towel rail. Ceiling light point. Extractor fan. Radiator.

Integral Garage

6.72m x 5.54m (22'1" x 18'2")

Divided into two areas with the main area being the double garage with twin ceiling light point, up and over door to front, double glazed pedestrian door to outside and side of property. Numerous power points and fitted shelving. To the side is a useful storage area/ potential office or workshop area with ceiling light point and power points. Concrete floors.

GARDENS

The front the property is accessed off a private road which runs to the rear of Quaker Lane and gives access to the adjacent private playing field. The property itself is accessed through brick built pillars with stone tops and wrought iron gates onto chippings hardstanding for four vehicles which also gives access to the integral double garage. Across the front of the property are gardens comprising an area of lawn with shrub borders and hedged boundaries which lead around to the side where there is a stone laid flag walkway to the front door together with further area of lawned garden which continues around to a sunken garden with central stone edged former pond in the middle of rose bed. Proceeding around to the rear there is a purpose built children's play area which has a nice mix of wood chip base and then opening out onto lawned area with space suitable for swings etc. The main rear garden is lawned and fencing to all sides. There are two natural laid stone flagged patios and seating areas at the rear together with a further central patio seating area with the benefit of outside light. The rear of the property enjoys a particularly private position.

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment with Northallerton Estate Agency – Tel: (01609) 771959.

SERVICES

Mains Water, Electricity, Drainage and Gas Central Heating.

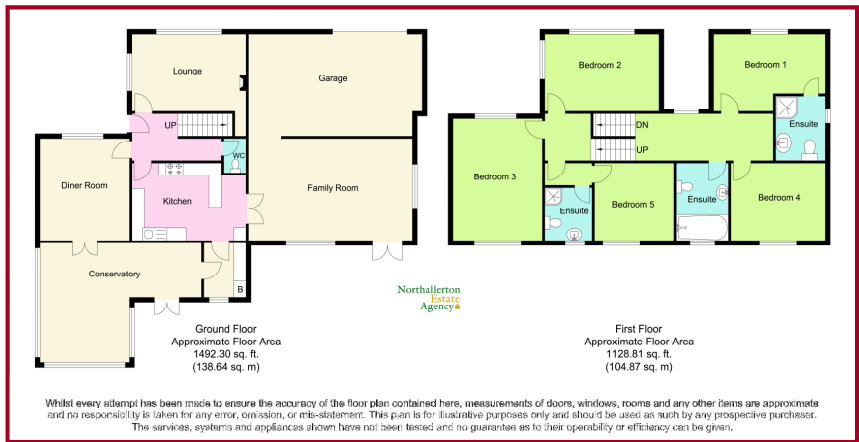
COUNCIL TAX

We are verbally informed by Hambleton District Council that the Council Tax Band is **E**. The current annual charge is **£1897.15**.

TENURE

Freehold with vacant possession upon completion.





COMMITMENT

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.