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Northallerton
Estate
Agency 🏠

21 VIKINGS COURT **BROMPTON, NORTHALLERTON DL6 2RP**



A Light & Spacious, Recently Renovated, 4-Bedroomed Semi Detached Dormer Bungalow with Flexible Accommodation over Two Floors Situated in Popular Village in Quiet Cul de Sac

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Driveway with Parking
- Low Maintenance Front Garden
- Detached Garage
- Attractive Garden to Rear
- Popular Village Location
- Ideal for Families

Price: Offers in the Region of: £169,950

CHAIN FREE & AVAILABLE FOR EARLY OCCUPATION

21 Vikings Court, Brompton, Northallerton DL6 2RP

SITUATION

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

Vikings Court, Brompton is pleasantly situated just outside the centre 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 in a quiet cul-de-sac location with a particular feature being the good sized driveway offering hardstanding for a number of vehicles, together with low maintenance attractive gardens to front and rear.

The property lies within convenient and easy commuting distance of Northallerton, Bedale, A.1 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 House, 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 a 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, Leeds/Bradford, Newcastle and Manchester.

This area of North Yorkshire lies between the North Yorkshire Dales and the North York 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.

The major centres of Teesside, Leeds, Durham and York are all readily accessible.

DESCRIPTION

The property comprises a recently renovated brick built with clay tile roof, 3/4 bed roomed semi-detached dormer residence which enjoys the benefit of gardens to front and rear, concrete driveway offering hardstanding for a number of vehicles and giving access to a detached garage and rear garden.

Internally the property enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating. With mains fitted smoke alarms.

The accommodation is nicely laid out and spacious and is adaptable to various residential layouts subject to purchaser's requirements.

The property is offered chain free and available for early completion. Early inspection is recommended to appreciate the property's position and attractive location.

ACCOMMODATION

Entrance Hall

11'0" x 8' 1" (3.38m x 2.49m)

Irregular shape. With stairs to first floor, ceiling light point, double radiator, under stairs store cupboard with cloaks hanging hooks and light.

Sitting Room**6.06m x 3.20m (19'11" x 10'6") max**

Mini tiled fireplace, mantle shelf and hearth with inset remote control Living Flame gas fire, ceiling light point, radiator, television point. There are two sets of double glazed windows to front providing a nice degree of natural light.

Downstairs Bedroom 2 / Study / Office**3.37m x 2.66m (11' 1" x 8' 9")**

Radiator, ceiling light point.

Kitchen**3.57m x 2.56m (11'9" x 8'5")**

With a newly fitted quality kitchen. Built in cooker and gas hob. Space and plumbing for washer. Space for fridge. Unit inset single drainer with single bowl stainless steel sink unit. Tiled splashbacks. Ceiling light points.

Archway through to:

Dining Area**2.00m x 2.74m (6'7" x 9')****Stairs To First Floor**

Painted balustrade and spindles leading up to:

Landing**6' 1" x 4' 1" (1.86m x 1.25m)**

With ceiling light point and attic access. Boiler cupboard housing Ferroli Optimax HE31C combi boiler.

Bedroom No. 4**2.18m x 2.03m (7'2" x 6'8") max**

With a useful built in shelved over stairs store cupboard. Radiator. Ceiling light point. Opaque window to side.

Bathroom**3.35m x 1.45m (11' x 4'9") max**

Fully tiled walls. Inset ceiling light spots. Extractor over bath/shower area. White suite comprising shower bath with Mira Vie electric shower over. Quality side mixer tap. Unit inset wash basin with mixer tap over and cupboard storage beneath. Adjacent duoflush WC. Radiator.

Bedroom No 1**3.86m x 3.15m (12' 8" x 10'4")**

Ceiling light point, double radiator, door to good sized under eaves storage area (9' 2" x 7' 9" – 2.79m x 2.35m) of useable storage area with ceiling light point.

Bedroom No 3**2.44m x 2.59m (8' 0" x 8' 6")**

Ceiling light point, radiator.

OUTSIDE**Garage****8' 0" x 15' 11" (2.44m x 4.85m)**

Up and over door to front. It has the benefit of light and power.

Gardens

Gated access into rear garden which is part shrub and part lawn with a fenced boundary to one side and hedge boundary at the rear. There is a flagged area of seating and the garden is nicely private not being overlooked. Garden shed and outside tap. The front garden is laid to gravel with inset shrubs and central shrubbery and hedging.

GENERAL REMARKS AND STIPULATIONS**VIEWING**

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

SERVICES

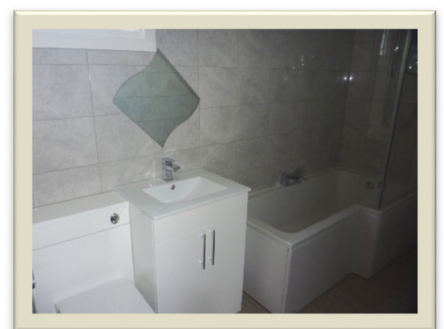
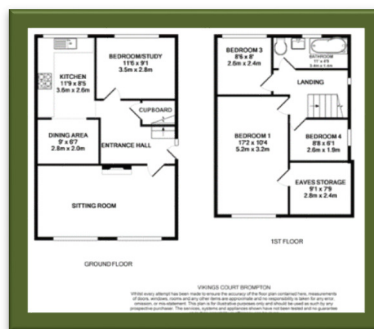
Mains water, electricity, gas and drainage.

TENURE

Freehold with Vacant Possession upon completion.

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is Band **C. (£1527.86 p.a.)**



COMMITMENT

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- 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.