

S.4396

Northallerton
Estate
Agency 

TEES COTTAGE, 80 WATER END BROMPTON, NORTHALLERTON DL6 2RL



A Immaculately Presented, Well Laid Out & Spacious 2-Bedroomed Cottage in Sought After Central Village Location with Scope for Extension

- UPVC Sealed Unit Double Glazing
- Well Laid Out & Spacious Accommodation
- Scope for Extension
- Attached Store & Wash Room
- Landscaped Cottage Gardens to Rear
- Attractive Views over Water End to Front

Reduced to Offers in the Region of: £133,000

OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

Tees Cottage, 80 Water End, Brompton, Northallerton DL6 2RL

SITUATION

Northallerton	1 ½ miles	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)

Tees Cottage, 80 Water End, Brompton is very pleasantly situated in the centre of this popular and much sought after traditional North Yorkshire Village and within easy reach of the town of Northallerton, the County Town of North Yorkshire.

The property enjoys an idyllic location, nicely set back from the large expanse of grass with beck running through it that is Water End at Brompton. This area is close to and within easy access of particularly attractive open countryside.

The property lies within convenient commuting distance of Northallerton, Bedale, A.1 and A.19 trunk roads Teesside, York and Darlington.

The local market town of Northallerton is within walking distance of the property and offers a full and comprehensive range of educational, recreational and medical facilities together with good range of shopping together with a Leisure Centre within walking distance of the property. There is a village shop and post office in the village.

The property 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 Teesside (30 minutes), Leeds/Bradford, Newcastle and Manchester.

AMENITIES

Shopping – market town shopping is available at Northallerton Bedale, Thirsk, Darlington and Richmond. The major centres of Teesside, Leeds, Durham and York are all readily accessible.

Hospitals – the Friarage Hospital is located approximately ½ mile away at Northallerton and is a renowned Hospital.

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

Schools – the area is well served by good state and independent schools. Comprehensive schools at Northallerton (1/2 mile), 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

Tees Cottage, 80 Water End comprises a particularly attractive brick built with slate roof 2-bedroomed end of terrace cottage situated in the heart of Water End at Brompton and occupying a superb position with beautiful views out over Water End. The property has UPVC sealed unit double glazing and has night storage heating. It is well laid out and spacious, attractively presented internally and enjoys the benefit of an attached former outhouse/washroom etc. which offers tremendous scope subject to Purchasers requirements to enlarge the downstairs accommodation and/or provide for garaging.

Additionally the property enjoys tremendous scope for further extension utilising a raising of the roof line to match with the adjacent properties which would also provide for a potential attic conversion and the adjacent outhouse has scope to extend the ground floor or could subject to purchasers requirements and the necessary planning permissions be made to two storeys to provide for additional bedroom accommodation on the first floor.

The property is completed by superb landscaped gardens to the rear which provide a particularly attractive backdrop to the property.

To the rear there is a right of way which gives access to the cottage and to the outhouse. The garden is post and plank fenced with a gated access and extends to an attractive area of lawns with superb landscaped borders having many mature shrubs, a separate raised patio area with post and plank trellising around forming a nice barbecue seating area. There is a hedge to the rear with central archway and steps up to the additional secluded garden area which has raised beds, a central lawned seating area and space and base for shed and there is a shed in situ.

In conclusion the offering of 80 Water End presents the all too rare opportunity for the discerning purchaser to acquire a particularly attractive cottage in a superb village location with tremendous scope for further extension subject to purchasers requirements and scope for updating and modernisation.

ACCOMMODATION

In through UPVC sealed unit double glazed front door into:

Entrance Hall

3.30m x 0.96m (10'10" x 3'2")

With flush mounted light point. Creda night storage heater. Stairs to first floor. Door through into:

Living Room

5.00m x 3.78m (16'5" x 12'5") max

Light and airy with painted beamed ceiling. Ceiling light points. Wall light point. Creda night storage heater. TV and telephone points. Feature tiled fireplace, mantle shelf and hearth with an inset open grate. 3 double glazed windows to front. Multi paned opaque glazed door through to:

Breakfast Kitchen

2.64m x 3.30m (8'8" x 10'10")

With a range of coloured base and wall cupboards, work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer taps. Space and point for electric cooker. Space and plumbing for washer. Under unit space for fridge and freezer. Coved corniced ceiling. 2 Ceiling light point. Tiled splashbacks. Unit matched wine rack. Upper patterned glass double glazed patio door out to rear. Useful understairs store cupboard with a light point.

Stairs to First Floor with painted balustrade and kind posts leading up to:

First Floor Landing

3.96m x 0.88m (13' x 2'11")

With two ceiling light points. Picture window.

Bedroom No. 1

4.54m x 3.25m (14'11" x 10'8") max

With TV and telephone points. Over bed light pull. Wall mounted Creda night storage heater. Two ceiling light points. Superb views over Water End.

Bedroom No. 2

3.40m x 2.69m (11'2" x 8'10")

Ceiling light point. Creda night storage heater. Overbed light pull. Tremendous views out over Water End. Attic access and attic has light and is boarded/insulated.

Bathroom

2.28m x 1.74m (7'6" x 5'9")

With mini coved ceiling. Ceiling light point. Coloured suite comprising panelled bath with Triton Seville electric shower over. Fully tiled around bath and shower area. Matching pedestal wash basin and WC. Remainder of bathroom is half painted panels. Inset ceiling light spot over shower. Ceiling light point. Built in airing cupboard housing lagged cylinder and immersion heater with shelved storage over.

Outhouse

4.08m x 2.79m (13'5" x 9'2")max

Brick built with a pantile roof. Access from the rear. Presently divided into coal and storage area with window to rear with internal wash room and WC with high level cistern. Belfast sink. Power points. Light point.

Shed

2.38m x 1.77m (7'10" x 5'10")

Wind and water tight.

Gardens

To the rear there is a right of way which gives access to the cottage and to the outhouse. The garden is post and plank fenced with a gated access and extends to an attractive area of lawns with superb landscaped borders having many mature shrubs, a separate raised patio area with post and plank trellising around forming a nice barbecue seating area. There is a hedge to the rear with central archway and steps up to the additional secluded garden area which has raised beds, a central lawned seating area and space and base for shed and there is a shed in situ.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

TENURE

Freehold with Vacant Possession upon Completion.

SERVICES

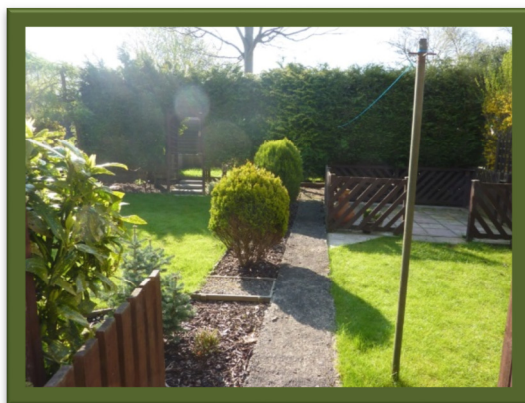
Mains Water, Electricity and Drainage. Presently night storage heating however we are verbally informed that there is gas situated adjacent to the property and purchasers must make their own enquiries as to suitable connection charges.

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is **B**. The current annual charge is **£1188.27**.

LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977.



COMMITMENT

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- 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.