

NO. 2 THREE HORSESHOES
BROMPTON, NORTHALLERTON DL6 2ST



A Well Laid Out & Spacious Two Bedroomed Mid Terraced Property Formed from Conversion of Former Public House in Sought After North Yorkshire Village

- Gas Fired Central Heating
- Fitted Kitchen & Bathroom
- Good Sized Utility Room
- Two Bedrooms to the First Floor
- Sought After Village Location
- Close to Local Amenities

Offers in the Region of: £125,000

No 2, Three Horseshoes, Brompton, Northallerton DL6 2ST

SITUATION

Northallerton	1 ½ miles	Richmond	14 miles
A.1	8 miles	Teesside	16 miles
Bedale	9 miles	Yarm	12 miles
Catterick	14 miles	Darlington	13 miles
Stokesley	12 miles	Ripon	16 miles

(All distances are approximate)

No 2, Three Horseshoes, Brompton is attractively situated in the pleasant and popular, much sought after and highly desirable North Yorkshire semi rural village which lies within easy reach of Northallerton, Darlington, Yarm and Teesside.

The property enjoys a central location standing in a slightly elevated position enjoying views out over the village green. This area is close to and within easy access of particularly attractive open countryside with a host of footpaths, bridle ways, quiet country lanes and cycle ways in and around the village and over to the Hambleton Hills, the Cleveland Hills and across to the Vale of York. This area of North Yorkshire is particularly well situated between the North Yorkshire Dales and the North Yorkshire Moors National Park and is approximately an hour from the coast at Whitby, Scarborough and Redcar.

The nearby town of Northallerton, the County Town of North Yorkshire 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 and a leisure centre which is within walking distance of the property. The village itself enjoys the benefit of renowned Primary School, Church, Village Shop and Post Office together with two Public Houses / Restaurants within walking distance of the property.

Further excellent amenities and facilities are available in a number of nearby market towns. The property is very conveniently situated to the A.1 and A.19 trunk roads which offer excellent access to all centres of commerce north and south and linking into the main arterial road networks of the UK, particularly the A.66 which provides for excellent networks east and west.

There are main line train stations at Northallerton (only some five minutes away) and Darlington and 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. International Airports can be found at Durham Tees Valley, Leeds/Bradford, Newcastle and Middlesbrough.

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 renowned Friarage Hospital is located approximately 1 mile away at Northallerton.

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. Local village Primary School together with a number of Primary Schools in and around the surrounding villages and Northallerton itself. Comprehensive schools at Northallerton (1 mile), Stokesley, Thirsk, Bedale. Independent Schools at Polam Hall (Darlington), Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby and Cundall Manor, Ripon Grammar.

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

No.2, Three Horseshoes comprises a two bedroomed mid terraced property enjoying a host of period feature having been converted from the former Three Horseshoes Public House. The property enjoys the benefit of gas fired central heating, fitted kitchen and bathroom and comes with well laid out and spacious, attractively presented accommodation with on the ground floor the added benefit of a separate utility room and downstairs WC.

Externally the property is a mix of brick and block which is rendered with coloured end reliefs and has a clay pantile roof. To the rear is a shared courtyard and the property will come with the benefit of an outbuilding for storage.

The offering of No.2, Three Horseshoes presents an excellent opportunity for the first time buyer or investor looking for a property in a serviced and convenient sought after North Yorkshire Village location.

Northallerton Estate Agency are also marketing No. 1, Three The Horseshoes and could be purchased together with No.2 as an investment opportunity.

ACCOMMODATION

In to a communal entrance that serves Nos 1 & 2, through the original folding pub doors under covered porch.

In onto flagged inner area with coloured windows to the front turning right up step and through hardwood door into:

Sitting Room**5.94m x 3.76m (19'6" x 12'4") max**

With feature fireplace comprising brick surround with stone hearth and inset open grate. Hardwood mantle shelf. Fitted plate rack. Beamed ceiling with centre ceiling light point. Double radiator. TV, Sky & BT Open Reach point. Bay window to front.

Area to Rear**1.79m x 1.93m (5'11" x 6'4")**

Recessed with steps up which would make a nice dining area. Inset ceiling light spots. Double radiator. Internal door with upper opaque glazed leading into:

Inner Hallway**1.52m x 1.06m (5' x 3'6")**

With ceiling light point. Stairs to first floor. Radiator. Step up to:

Downstairs WC**1.47m x 0.76m (4'10" x 2'6")**

Tiled floor. Duo flush WC. Corner wash basin. Half tiled walls to two sides. Inset ceiling light spot. Extractor.

Off the Inner Hallway there is also access to:

Kitchen**3.76m x 1.85m (12'4" x 6'1")**

With a tiled floor. Range of beech fronted base and wall cupboards. Granite effect work surfaces with inset single drainer, single bowl moulded sink with mixer tap. Space and point for gas/electric cooker. Space and point for fridge. Tiled splashbacks. Xpelair extractor fan. Beamed ceiling. Inset ceiling light spots. Radiator. Steps to rear give access to:

Rear Entrance Vestibule**1.65m x 1.22m (5'5" x 4')**

Flush mounted ceiling light point. Step up to the rear double glazed door with upper glazed panel. Step up also and under arch to:

Utility Room**1.72m x 2.10m (5'8" x 6'11")**

With fitted beech front base unit topped with a granite effect work surface with single drainer single bowl stainless steel sink unit. Tiled splashbacks. Space and plumbing for washer. Space for additional appliances. Ceiling light point. Upper windows providing a nice degree of natural light.

Stairs to First Floor have stained and polished balustrade and spindles moving through a turn to:

First Floor Landing**2.08m x 1.77m (6'10" x 5'10") max**

With picture window. Attic access. Ceiling light point. Boiler cupboard housing an Alpa HE33 condensing combination gas fired central heating boiler. Cloaks cupboard.

Bedroom No. 1**3.22m x 3.68m (10'7" x 12'1")**

Ceiling light point. TV point. Double radiator.

Bedroom No. 2**3.17m x 3.30m (10'5" x 10'10")**

Ceiling light point. Double radiator. TV point.

Bathroom**2.74m x 2.08m (9' x 6'10")**

White suite comprising panelled bath, fully tiled around. Wall mounted mains bar shower. Matching duoflush WC and pedestal wash basin. Tiled floor. Inset ceiling light spots. Extractor. Radiator.

OUTSIDE

There is a shared yard to the rear and the property will come with the benefit of an outbuilding to be determined and confirmed.

GENERAL REMARKS & STIPULATIONS**VIEWING:**

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

TENURE:

Freehold with Vacant Possession upon Completion.

SERVICES:

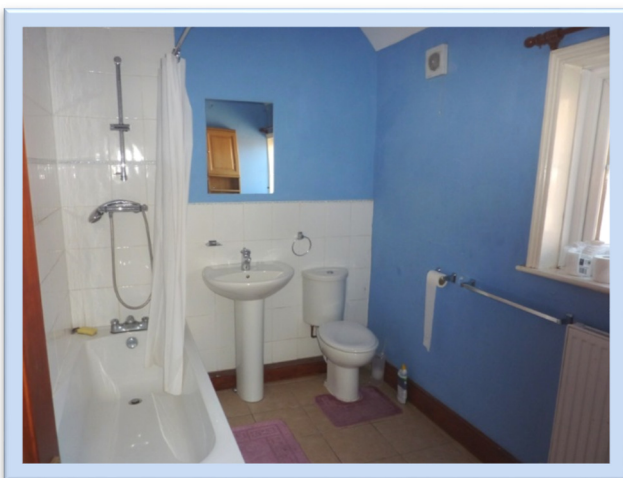
Mains Water, Electricity, Gas & Drainage

LOCAL AUTHORITY:

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

COUNCIL TAX BAND:

We are verbally informed by Hambleton District Council that the Council Tax Band is **B**. The current annual charge is **£1274.10**.



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.
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- 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.

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