

S.4568

Northallerton
Estate
Agency 

4 BROMPTON ROAD
NORTHALLERTON DL6 1DY



**An Attractively Presented, Traditional 4-Bedroomed Town House
Residence Situated In Particularly Convenient Location**

- 4 Bed Semi Detached Family House
- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Potential for Attic Conversion
- Attractive Gardens to Rear
- Detached Garage & Workshop

New Price: Offers in the Region of: £225,000
OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

4 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	Catterick	10 miles
Yarm	13 miles	Ripon	16 miles
Richmond	14 miles		

(All distances are approximate)

Brompton Road is situated on the edge of the very popular and much sought after market town of Northallerton the County Town of North Yorkshire.

The property is nicely set back from the road that gives access to Brompton, the A.19 and local villages adjacent to the A.19 corridor. The property enjoys a convenient location within walking distance of all local amenities, Leisure Centre and the Friarage Hospital.

The property occupies a pleasant good sized plot which enjoys a nice degree of privacy to the rear where garaging, workshop and off road parking is to be found.

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.

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.

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

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. The property lies within the catchment area for Northallerton Primary Schools all of which enjoy an enviable reputation and additionally the property is within easy travelling distance of Brompton Primary school. Comprehensive schools are to be found at Northallerton, Thirsk, Bedale,

Richmond, Darlington and Stokesley. Independent Schools at Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby, Cundall Manor and state grammar school at Ripon.

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.

In and around Northallerton there are additional leisure activities including football, rugby, tennis and bowls clubs.

DESCRIPTION

4 Brompton Road, Northallerton comprises a brick built with slate roof, upper pebble dashed rendered, substantial 4-bedroomed semi-detached, traditional family house situated in a very convenient residential location in the highly sought after North Yorkshire county town of Northallerton.

Externally the property enjoys the front, low maintenance garden with chippings and inset shrubberies, a hedged boundary and wrought iron gate giving pedestrian access onto Brompton Road. To the rear, the property enjoys a stunning rear garden which has been very well maintained by the present owners and extends to an attractive area of flagged patio with gated access from the front, steps down to the main garden with flagged pathway through enjoying areas of lawned garden to either side with attractive picturesque shrub borders, hedged boundaries and central pergola with steps down to continuation of the garden which is again lawned and leads down to a parking area and gives access to the detached garage, workshop and off road hardstanding.

Internally the property is well laid out and spacious, it enjoys quality fitted kitchen with good sized breakfast area. There are two traditional substantial reception rooms presently utilised as dining and sitting rooms, conservatory together with downstairs WC. On the first floor the property enjoys the benefit of three double and one generous single bedroom together with bath/shower room. The property does enjoy tremendous scope for extension via an attic conversion and at present the attic is predominantly boarded with light and power.

The property does enjoy some potential for updating but has been very well maintained by the present owners.

The offering of **4 Brompton Road** presents an all too rare opportunity for the discerning purchaser to acquire a four bedroomed, traditional substantial family house in an excellent residential location which is both convenient and sought after.

Early inspection recommended.

ACCOMMODATION

In through UPVC sealed unit double glazed front door with etched glass panels and lights to side into:

Entrance Hall**5.40m x 2.40m (17'9" x 7'11") max**

With stairs to first floor. Light point. Double radiator. Telephone point. Door to:

Downstairs Cloakroom**1.29m x 1.24m (4'3" x 4'1")**

Low level WC. Wall mounted wash basin with tiled splashback. Light point. Coat hooks.

Understairs Recess

Shelved storage. Light point.

Dining Room**4.74m x 3.93m (15'7" x 12'11") max into bay**

Feature fireplace comprising granite effect surround and mantle shelf, cut marble hearth and backplate. Inset living flame gas fire. Ornate coving. Light point. Double radiator. TV point.

Living Room**4.37m x 3.93m (14'4" x 12'11")**

With feature fireplace comprising natural stone surround, mahogany mantle shelf, cut marble hearth and backplate, inset living flame gas fire. Original chimney breast alcove. Built in cupboard, upper glazed and shelved. Useful display shelving to other alcove. Coved ceiling. Centre light point. Double radiator. TV point. UPVC sealed unit double glazed french doors through to Conservatory.

Breakfast Kitchen**7.03m x 2.38m (23'1" x 7'10")**

Nicely delineated into kitchen and breakfast area. Kitchen having a comprehensive range of base and wall cupboards with chrome door furniture, wood effect work surfaces with inset 1 ½ bowl single drainer, composite sink unit with mixer tap. Space and plumbing for washer. Space and plumbing for dishwasher. Space for gas cooker point. Floor mounted Halstead Buckingham 111 gas fired central heating boiler. Fully tiled splashbacks. Coved ceiling. Centre light strip. Vortis extractor fan. Archway through to:

Breakfast Area

Part tiled, part carpeted. Ceiling light point. Double radiator. Space for fridge and freezer plus space for table. Windows to two sides. Internal hardwood door gives access to:

Conservatory**2.91m x 2.96m (9'7" x 9'9")**

With a tiled floor. Thermalactic ceiling. Glazing to two sides with mahogany window ledges. Power points. Nice views over rear garden. Upper glazed french doors to rear patio and gardens.

From the Hallway:

Stairs to First Floor with mahogany balustrade and king post with painted spindles. Up past half landing with emergency window and up to:

Main Landing**2.56m x 1.34m (8'5" x 4'5")**

Access to bedrooms.

Bedroom No. 1

4.16m x 3.93m (13'8" x 12'11") max into wall length fitted bedroom furniture comprising two double wardrobes and central four drawer chest/dressing table mirror backed with light point over. Radiator. Fitted picture rail. Overbed light pull. Light point. Views over rear garden.

Bedroom No. 2**4.01m x 3.93m (13'2" x 12'11")**

Picture rail. Overbed light pull. Ceiling light. Radiator. TV point.

Bedroom No. 3**2.40m x 2.54m (7'11" x 8'4")**

Mini coved ceiling. Light point. Radiator. Presently used as sewing room and office.

Inner Hallway**0.76m x 3.32m (2'6" x 10'11")**

With attic access and access to:

Bedroom No. 4**2.44m x 3.73m (8' x 12'3")**

Radiator. Ceiling light point.

Bath/Shower Room**1.52m x 3.20m (5' x 10'6")**

With suite comprising panelled bath with mixer tap and shower attachment over. Fully tiled around. Matching pedestal wash basin and WC. Fully tiled walls to two sides, half tiled to the other. Separate corner shower cubicle with pivoted door. Newly installed Mira Sport electric shower. Wall mounted shaver light, socket and mirror over wash basin. Bathroom cabinet. Light point. Heated towel rail. Airing cupboard housing lagged cylinder and immersion heater with shelved storage over.

Attic**6.12m x 4.18m (20'1" x 13'9")**

With drop down ladder. The attic is predominately boarded into L Shape. Light point. Power point. This room offers tremendous scope for further residential accommodation subject to purchasers' requirements and the necessary planning permissions.

Garage**8.30m x 3.30m (27'3" x 10'10") overall**

Detached brick built. Concrete floor. Light and power. Up and over door to front and pedestrian door to side. Work shop area to one end.

Gardens

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GENERAL REMARKS & STIPULATIONS**VIEWING**

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

SERVICES

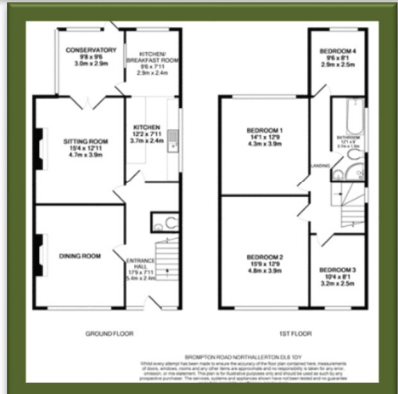
Mains Water, Electricity, Gas and Drainage

LOCAL AUTHORITY

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

COUNCIL TAX BAND

The Council Tax will be payable by the Tenant. We are verbally informed by Hambleton District Council that the Council Tax Band is **D**. The current annual charge is **£1662.89**.



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.