

S.4590

Northallerton
Estate
Agency 

**BARN HOUSE, 89 NORTHALLERTON ROAD
BROMPTON, NORTHALLERTON DL6 2QA**



**A Spacious, Brick Built Residence with Open Views Over
Playing Field, Converted into Maisonette and Two Self
Contained Flats Representing a First Class Investment
Opportunity in a Convenient Sought After & Highly Desirable
Residential Area**

Offers in the Region of £200,000

Offered Chain Free & Available for Early Completion

Barn House, 89 Northallerton Road, Brompton DL6 2QA

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
Ripon	16 miles	Richmond	15 miles

(All distances are approximate)

89 Northallerton Road, Brompton is pleasantly situated midway between Northallerton and Brompton in an attractive position with views over Northallerton Rugby Club playing fields and within walking distance of the attractive village centre at Brompton and the thriving and popular market town of Northallerton.

The property enjoys a pleasant position, nicely set back from the minor road that runs through to Brompton close to attractive open countryside

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

The village of Brompton enjoys a good range of local amenities extending to Primary School, Public Houses, 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 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 Teesside (30 minutes), Leeds/Bradford, Newcastle and Manchester.

AMENITIES

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. Primary schools at Brompton, Northallerton and surrounding villages. 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.

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

The property comprises a spacious, brick built former substantial residence currently divided into two flats and a maisonette. The property enjoys low level brick ornamental wall to front backed with hedged boundary with gated access from footpath onto pathway to front door which gives access to flats 1 and 2. To the side of the property there is tarmac driveway leading around to the rear which opens out onto good substantial area of concrete hardstanding suitable for three or four vehicles and giving access to detached garage, former WC and small store shed. Access to the maisonette is taken from the rear under covered entrance.

The offering of Barn House presents an excellent opportunity to acquire a substantial property with great investment potential offering a good return on investment and with excellent potential to add value at a later date on expiration of current lease attributed to Flat 1.

ACCOMMODATION

MAISONETTE

The maisonette is arranged over two floors. It enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating. It has spacious, well laid out accommodation as follows:

Entrance Porch

Door to:

Entrance Hall

With understairs cupboard.

Lounge

4.47m x 4.27m (14'8" x 14')

With modern tiled fireplace and back boiler. Radiator. TV & power points. Fitted cupboards with sliding doors in fireplace recess. Sliding door from Lounge to Kitchenette

Kitchenette

4.27m x 1.88m (14' x 6'2")

Wall mounted Baxi Duotech combination gas fired central heating boiler. Stainless steel sink unit. Range of Schrieber kitchen units. Space and point for electric cooker. Power points.

First Floor Bedroom**4.27m x 3.37m (14' x 11'1")**

Range of Georgian style fitted triple robes with cupboards over. Strip light over bed. Radiator.

Bedroom No. 2**4.21m x 2.69m (13'10" x 8'10")**

With fitted double wardrobe. Radiator. Airing cupboard with immersion heater.

Bathroom

With panelled bath, hand basin and WC. Electric shower over bath. Electric shaver point. Ceiling light. Mirror over bath. Electric airing rail.

FLAT 1

This property comprises a ground floor double fronted one bedroomed flat accessed from the front. It has wooden sealed unit double glazed and the accommodation as follows:

Entrance Hall**3.96m x 0.91m (13' x 3')****Bedroom****4.57m x 4.32m (15' x 14'2")**

With bay window. Marble fireplace.

Lounge**4.27m x 4.18m (14' x 13'9")**

With bay window. Modern tiled fireplace with back boiler. TV and power points.

Kitchen**4.18m x 3.10m (13'9" x 10'2")**

Modern sink unit. Electric cooker point. Fitted Carpets. Wall units. Understairs storage cupboard.

Bathroom

With panelled bath, hand basin and WC.

FLAT 2

Accessed from the front via external door. The property comprises a first floor 2-bedroomed flat with accommodation comprising:

Landing**Front Bedroom****4.62m x 3.91m (15'2" x 12'10")****Bedroom No. 2****2.76m x 2.20m (9'1" x 7'3")****Lounge****4.27m x 4.18m (14' x 13'9")****Kitchen****4.18m x 3.12m (13'9" x 10'3")**

With electric cooker point. Power points. Fitted cupboards.

Bathroom

With panelled bath. Hand basin and WC. Airing cupboard with immersion heater.

OUTSIDE

There is a concrete yard to the side with brick built garage. There is parking at the rear for three or four vehicles

Garage

With up and over door to front. Power.

Detached Store/Office**WC****TENANCIES****Maisonette**

The maisonette is currently vacant having previously been let on an Assured Shorthold Tenancy with a rent passing of £475 per calendar month.

Flat 1

This was sold on a 99 year lease dated 19th September 1988 and has approximately 70 years to run and will attract a ground rent of £75 per year payable to the freeholder (purchaser of Barn House).

Flat 2

This is currently let on an Assured shorthold Tenancy dated 1st September 2017 at a rent passing of £475 per calendar month.

Please Note:

Notice has not been served on the tenant of Flat 2 at this time.

GENERAL REMARKS & STIPULATIONS

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 – Please check with Hambleton District Council as to the current annual charges.

Viewing - Strictly by appointment through Northallerton Estate Agency – Tel: (01609) 771959.

Maisonette



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.

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