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**Northallerton**  
**Estate**  
**Agency** 

**FLAT 2 (FIRST FLOOR)**  
**89 NORTHALLERTON ROAD, BROMPTON DL6 2QA**



**A Spacious First Floor 2-Bedroomed Flat with Views over Rugby Ground Representing First Class Investment Opportunity or Spacious Residential Flat for Occupation in a Convenient, Sought After Residential Area**

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Quality Fitted Kitchen
- Nicely Appointed Throughout
- Light & Airy Accommodation
- Walking Distance of Northallerton

**Offers in the Region of £95,000**

# Flat 2, 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)

**Flat 2, 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 2-bedroomed first floor apartment situated within a brick built former substantial residence. The entrance to the property has low level brick ornamental walls to the front backed with hedged boundary with a gated access and footpath to the front door which via an entrance vestibule gives access to the flat.

The offering of Flat 2 represents an all too rare opportunity to acquire a residential investment opportunity or alternatively a spacious flat in a highly sought after residential area with views out to front.

Early inspection recommended.

## ACCOMMODATION

In through communal front door into:

### Entrance Vestibule

With quarry tiled floor and inset matwell. Single glazed internal door with upper glazed panel leads into:

### Entrance Hall

**2.33m x 0.83m (7'8" x 2'9")**

With wood laminate floor. Centre ceiling light point. Coved ceiling. Stairs to first floor.

Stairs to first floor have painted balustrade to side leading up to:

### First Floor Landing

**4.54m x 2.20m (14'11" x 7'3") max**

With painted balustrade, king post and spindles. Ceiling light point. Attic access. Access to all rooms. Recessed cupboard.

### Sitting Room

**4.16m x 4.23m (13'8" x 13'11")**

With central chimney breast. Coved ceiling. Centre ceiling light points. Double radiator. Telephone point. Twin windows overlooking front with views across to the rugby ground and attractive countryside beyond. Door to:

### **Dining Kitchen**

**3.07m x 4.16m (10'1" x 13'8")**

With good range of base and wall cupboards, granite effect work surfaces with inset single drainer, single bowl stainless steel sink unit. Tiled splashbacks. Space and plumbing for washer. Space for fridge freezer. Space and point for electric cooker. Centre ceiling light point. Double radiator. Window to rear providing for a nice degree of natural light and allowing good views out across to open countryside.

### **Bedroom No. 1**

**4.52m x 3.88m (14'10" x 12'9")**

With twin windows to front having good views over the rugby ground and open countryside. Porthole window to side. Ceiling light point. Double radiator. Wall mounted Baxi Duotech combination condensing gas fired central heating boiler. Nice light and airy room. Stripped pine door.

### **Bedroom No. 2**

**2.18m x 2.76m (7'2" x 9'1")**

Double radiator. Ceiling light point. Coved ceiling.

### **Bathroom**

**3.20m x 1.74m (10'6" x 5'9")**

With white suite comprising enamelled panelled bath. Wall mounted wash basin and low level WC. Half wall tiling around bath. Wall mounted mirror fronted bathroom cabinet. Ceiling light point. Radiator. Built in store cupboard.

### **GENERAL REMARKS & STIPULATIONS**

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

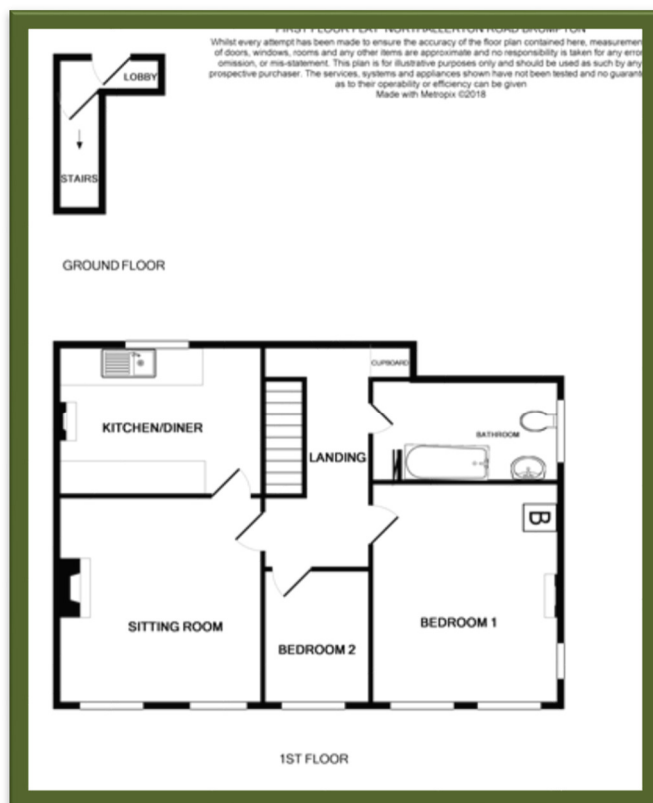
**SERVICES** – Mains Water, electricity, gas and drainage.

**TENURE** – The property will be sold with a new 99 year lease dated from the date of completion.

**GROUND RENT** – The ground rent is **£75** per annum payable to the freeholder.

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

**COUNCIL TAX BAND** – The Council Tax Band is **C**. We believe the current annual charge is **£1145.88** but please check with Hambleton District Council.





#### 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.
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