

S.4595

Northallerton
Estate
Agency 

1 WIDE YARD
BROMPTON, NORTHALLERTON DL6 2QZ



**Two Double Bedroomed Traditional Cottage Situated in Quiet Sought
After North Yorkshire Village Location**

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Two Double Bedrooms – One En Suite
- Rear Private Patio & Seating Area
- Multi Fuel Stove in Sitting Room
- Convenient Serviced Village Location

Offers in the Region of £100,000

Offered Chain Free & Available for Early Completion

1 Wide Yard, Brompton, Northallerton DL6 2QZ

SITUATION

Northallerton	1 mile	Thirsk	7 ½ miles
Darlington	15 ½ miles	A.19	6 ½ miles
Bedale	9 ½ miles	Teesside	15 miles
A.1	8 ½ miles	York	31 miles
Ripon	16 ½ miles	Richmond	15 miles

(All distances are approximate)

1 Wide Yard, Brompton is quietly situated in the much sought after residential village of Brompton in a tucked away position enjoying a nice degree of privacy in the centre of the attractive village within easy commuting distance of the popular market town of Northallerton.

The property enjoys a quiet position, nicely set back from the minor road that runs through 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 two double bedroomed brick built with pantile roof rendered cottage which enjoys access off of a private concrete walkway through archway opposite the church. The property enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating. Internally it has deceptively spacious two double bedroomed accommodation with on the ground floor a beamed sitting room with a feature fireplace with a Langton & Son cast surround, inset slate tiled hearth and a multi fuel Intrepid stove. From the sitting room access is gained to the galley kitchen which has a range of light oak fronted cabinets with space for appliances and boiler cupboard housing a Valient gas fired central heating boiler. The ground floor is completed with a rear entrance offering coat storage and access to the bathroom. On the first floor small landing gives access to two double bedrooms one of which has en suite facilities and both rooms are good sized. Externally the property enjoys the benefit of a small rear chipped and flagged patio area which is private with close boarded fencing. The property comes with the benefit of a detached shed suitable for storage.

The property has great scope for updating and modernisation and early inspection is recommended.

ACCOMMODATION

In through front door into:

Entrance Hall
0.96m x 091m (3'2" x 3")

With stairs to first floor. Stained and polished pine panel door to side leading into:

Sitting Room
3.71m x 3.66m (12' 2" x 12')

With an exposed and stained beamed ceiling. Centre chimney breast with Langton & Son cast surround with an inset slate tiled hearth with a multi fuel Intrepid stove.
.Wooden mantel shelf. Two wall light points. Radiator. UPVC sealed unit double glazed window. Chimney breast alcove shelving for TV and appliances under. TV and telephone points. Internal stained and polished pine door leading into:

Breakfast Kitchen**4.90m x 2.00m (16'1" x 6'7")**

With a quarry tiled floor. Monopitch ceiling with light point. Fitted range of light oak fronted base cupboards topped with a granite effect work surface with inset single drainer, single bowl stainless steel sink unit. Tiled splashback. Space and plumbing for washer. Space and point for gas cooker. Space for fridge freezer. Built in boiler cupboard housing A Valiant gas fired combination central heating boiler. Radiator. Unit matched wine rack. Window. Rear pine panelled stained door gives access to:

Rear Entrance

With cloaks hanging and light point. Hardwood door to outside where there is rear yard. Internal pine panelled door gives access to:

Bathroom**2.08m x 1.59m (6'10" x 5'3")**

Original quarry tiled floor. Half tiled walls. Suite comprising coloured panelled bath, fully tiled around with mixer tap and shower attachment. Matching pedestal wash basin and WC. Light point. Wall mounted Heatstore heater and extractor.

From the Reception Hall:

Stairs to First Floor with stained and polished pine balustrade leading up to:

Landing**0.98m x 0.81m (3'3" x 2'8")**

With window. Step up:

Double Bedroom**3.76m x 3.66m (12'4" x 12')**

Exposed and polished pine floor. Centre ceiling light point. Radiator. Chimney breast alcove with original inset cast dog grate and slate hearth. Alcove is suitable for wardrobes etc.

En Suite Double Bedroom**3.68m x 3.76m (12'1" x 12'4")**

Polished pine floor. Ceiling light point. Radiator. Chimney breast with original inset dog grate, cast surround. Painted mantel shelf. Useful alcoves.

En Suite**2.05m x 0.91m (6'9" x 3')**

With low level WC and unit inset wash basin with tiled splashback and cupboard storage under. Ceiling light point.

OUTSIDE

Rear access to the garden.

Rear chippings area approx 27'6" x 6' overall with a close boarded fence providing for a sitting out area. Fitted bench. Outside shed.

Storage Shed**GENERAL REMARKS & STIPULATIONS****VIEWING:**

Through Northallerton Estate Agency – Tel: (01609) 771959.

TENURE:

Freehold with Vacant Possession upon completion.

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:

We are verbally informed by Hambleton District Council that the Council Tax Band is **A**. Please check with Hambleton District Council for the new charges for the year 2018/19.

FLYING FREEHOLD:

Please note that bedroom one enjoys a flying freehold over the adjacent cottage which we are verbally informed is contained upon the deeds and will be registered on exchange.



COMMITMENT

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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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