

S.4597

Northallerton
Estate
Agency 

53 NORTHALLERTON ROAD
BROMPTON DL6 2QA



An Immaculately Presented, Well Laid Out & Spacious 3 Double Bedroomed Traditional Semi Detached Family House Situated in a Highly Sought After & Convenient Residential Location

- Extended 3 Bedroomed Family House
- UPVC Sealed Unit Double Glazing / Gas CH
- Quality Fitted Kitchen & Bathroom
- Superb Living Kitchen to Rear
- Separate Utility & Downstairs WC
- 100ft Rear Garden / Outbuildings

Offers in the Region of: £210,000

53 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)

53 Northallerton Road, Brompton is pleasantly situated on the edge of the very popular, much sought after residential village of Brompton which is situated north of the thriving and popular market town of Northallerton, the County Town of North Yorkshire.

The property enjoys a good position, nicely set back from the minor road that runs through to Brompton with views over open countryside and is within walking distance of Brompton and Northallerton centres.

The property occupies a pleasant plot and 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 traditional 1930's west facing semi-detached brick built with clay tile roof 3 double bedrooomed extended family house which under the present ownership has enjoyed extension to rear to provide for a superb open plan living kitchen together with separate utility room and downstairs WC plus extensive built in storage. The ground floor is completed with a very attractive sitting room with feature fireplace and open grate. On the first floor are three double bedrooms together with quality fitted bathroom.

The property enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating with the living kitchen having under floor heating. Externally the property has chippings driveway to front offering hardstanding for two vehicles behind a post and picket fence with attractive rockery under the front window. To the rear is a good sized garden approximately 100ft with a good range of detached outbuildings extending to garage, kennels with grooming room. There is a patio and seating of natural laid stone flag running down to a garden area with panoramic views over open farmland.

The offering of 53 Northallerton Road, Brompton presents an all too rare opportunity for the discerning purchaser to acquire a substantial 3 bedrooomed traditional property with additional scope for further extension subject to purchaser's requirements and the necessary planning permissions but which has already enjoyed a superb extension providing very balanced and well-presented accommodation together with a nice range of outbuildings at the rear suitable for kennels, cattery, workshop or studio subject to purchasers requirements and any necessary planning permissions.

Early inspection is essential to fully appreciate the property, it's position and presentation.

ACCOMMODATION

Flagged covered entrance through hardwood front door with upper glass lights into:

Entrance Vestibule

1.34m x 1.06m (4'5" x 3'6")

With a laid wood laminate floor. Double radiator. Dado rail. Stairs to first floor. Flush mounted ceiling light point. In through stripped door into:

Sitting Room

4.67m x 4.39m (15'4" x 14'5") max into bay

Stripped pine window ledge. Chimney breast with feature fireplace comprising stained and polished pine surround with an inset cast grate enjoying tiled reliefs, cast hood and inset grate. Tiled hearth and stripped pine mantel shelf. Centre ceiling light point. Double radiator. TV and telephone points. Stripped door through into:

Living Kitchen

5.66m x narrowing to 3.78m x 5.40m (18'7" narrowing to 12'5" x 17'9") overall

Nicely delineated into kitchen, dining and sitting. With an attractive range of cream base and wall cupboards with ceramic door furniture. Stained and polished wooden oak work surfaces with matching splashbacks, inset Belfast sink with mixer tap. Space and point for gas/electric range cooker with tiled splashback. Extractor hood over. Unit matched built in dishwasher. Space for larder fridge. Base and inset for microwave. Ceiling light point. Inset ceiling light spots. Wood effect tiled floor. Underfloor heating. Opening out into the sitting area which enjoys a continuation of the tiled floor, underfloor heating. Velux roof light. Inset ceiling light spots.

Recess **1.16m x 1.01m (3'10" x 3'4")** suitable for half height cupboard with window overlooking rear patio, kennels, garage and gardens. Great views over the open countryside. Off the kitchen area is door to:

Understairs Store Cupboard

Shelved. Wall mounted Vitadens Veissman gas fired central heating boiler allied to under floor heating and also providing central heating and hot water with the underfloor heating and central heating zoned and capable of separate control. Ceiling light point. Opaque glazed window.

From the sitting area are full height UPVC sealed unit double glazed french doors to the rear patio and gardens. Stripped door through to:

Rear Entrance

1.88m x 1.03m (6'2" x 3'5")

With a continuation of the tiled floor. Flush mounted ceiling light point. UPVC sealed unit double glazed door with upper etched glass panel. Stripped door to:

Downstairs WC

1.62m x 0.76m (5'4" x 2'6")

Continuation of the tiled floor. Flush mounted ceiling light point. Corner mounted wash basin with tiled splashback. Duoflush WC.

Additionally from the rear entrance is door to:

Utility Room

1.95m x 1.79m (6'5" x 5'11")

With fitted base units and work surfaces with inset single drainer, single bowl stainless steel sink unit with tiled splashback. Space and plumbing for washers. Continuation of the tiled floor. Ceiling light point. Extractor fan. Useful shelving.

From the Hallway are:

Stairs to First Floor

With stripped and polished pine balustrade leading up past half turn with window onto:

Main Landing

2.10m x 0.78m (6'11" x 2'7")

Rear Landing

2.59m x 0.81m (8'6" x 2'8") overall

Two ceiling light points. Attic access.

Main Bedroom

2.96m x 4.64m (9'9" x 15'3")

With laid wood laminate floor. Radiator. Centre ceiling light point. Overbed light pull. Feature cast fire surround with a tiled hearth. Deep wardrobe 3'7" x 2'10" offering scope for an en suite shower room subject to purchaser's requirements and the necessary building regulations.

Bathroom / Shower Room

2.10m x 2.25m (6'11" x 7'5")

Fully tiled walls with corner shower boarded shower cubicle with thermostatically controlled bar shower with drench shower and additional shower attachment. White suite comprising panelled bath with mixer tap and shower attachment over. Duoflush WC. Wash basin with drawer storage beneath. Wall mounted shaver light and socket. Light point. Inset light spots. Recessed shelved area adjacent to bath. Bathroom cabinet. Tiled effect floor.

Bedroom No. 2

3.25m x 2.56m (10'8" x 8'5")

With an exposed and polished wood floor. Centre ceiling light point. Double radiator. Window with views out over surrounding countryside.

Bedroom No. 3

2.54m x 3.22m (8'4" x 10'7")

With laid wood laminate floor. Ceiling light point. Useful chimney breast alcove recesses suitable for wardrobes. Double radiator. Tremendous views over open countryside.

OUTSIDE

Outbuildings

Kennels

3.20m x 3.25m (10'6" x 10'8")

With tiled floors and divided into two kennels with metal grill doors to front. Inner door giving access to:

Grooming Room

3.20m x 1.95m (10'6" x 6'5")

Tiled floor. Fitted work surfaces with cupboard storage beneath. Wall mounted double cupboard. Light and power. Wall mounted Gainsborough Energy 1000x electric shower and additional cold water tap. Door from the kennels gives access to the garden.

Garage

4.93m x 2.49m (16'2" x 8'2") into rear work area

Twin doors at the front. Pedestrian door to the rear. It enjoys the benefit of light and power. Concrete floor. Corrugated ceiling.

Gardens

There is a chippings driveway to front offering hardstanding for two vehicles behind a post and picket fence with attractive rockery under the front window.

Gated access into the rear garden where there is a natural laid stone flagged patio and seating area with attractive brick edged raised water feature. Low level walls.

The rear garden is of a good size, approximately 100ft with a good range of detached outbuildings extending to garage, kennels with grooming room. There is a patio and seating of natural laid stone flag running down to a garden area. Gated access to rear lawned garden area with flagged pathway down, space and base for shed and chicken run in one corner. The rear garden enjoys a mix of post and panel and post and rail fencing. At present there is a gated access at the rear for promissory access onto the adjacent farmland and the property enjoys a tremendous view out.

GENERAL REMARKS AND STIPULATIONS

VIEWING

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

SERVICES

Mains Water, Electricity, Gas and Drainage

TENURE

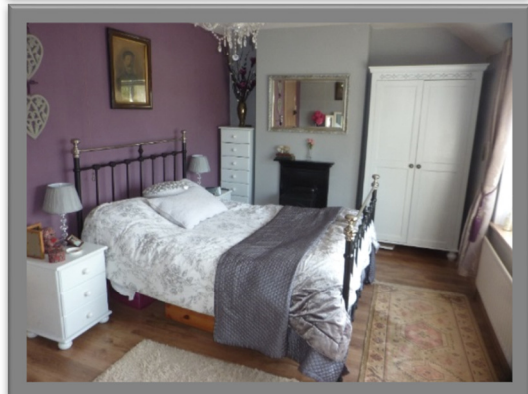
Freehold with Vacant Possession upon Completion.

LOCAL AUTHORITY

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

COUNCIL TAX BAND

We are verbally informed that the Council Tax Band is C.



COMMITMENT

Northhallerton 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.