

## 9 MANOR COURT BROMPTON, NORTHALLERTON



**A One Bedroomed Apartment Situated in Quiet, Sought After North Yorkshire Village in Need of Refurbishment**

- UPVC Sealed Unit Double Glazing
- Night Storage Heating
- Quality Fitted Kitchen & Bathroom
- Sitting Room & Bedroom in Need of Refurb.
- Private Parking Space
- Convenient Quiet, Serviced Village Location

**Price: £60,000**

**OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION**

# 9 Manor Court, Brompton, Northallerton

## SITUATION

Northallerton	½ mile Thirsk	7 ½ miles
Darlington	16 miles A19	7 miles
Bedale	9 miles Teesside	16 miles
A1	8 miles York	30 miles

(All distances are approximate)

**9 Manor Court** forms part of this attractive Grade II listed mews conversion and provides well balanced accommodation with features including high ceilings, a pleasant south west aspect to the front and a well-appointed kitchen and bathroom.

The property occupies a position just set back from the village centre within walking distance of excellent village amenities and within the Manor Court development there is a quiet seating with views onto the beck.

The property lies within convenient and easy commuting distance of Northallerton, Bedale, A1 and A.19 trunk roads, Teesside, 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 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 village of Brompton 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.

**Hospitals** – the Friarage Hospital is located approximately two miles away at Northallerton and is a renowned Hospital.

**Bus Service** – there is a regular bus service through the village with access to Northallerton and Darlington.

**Schools** – the area is well served by good state and independent schools. 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.

**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.

## DESCRIPTION

Manor Court is a select mews conversion situated through an archway to the rear of the church in this pleasant village on the outskirts of Northallerton and well placed for access to the A.19 (Teesside).

The property comprises part of the Manor Court development. It is brick built under a pantile roof 1-bedroomed first floor apartment which enjoys a quality fitted kitchen and bathroom but required refurbishment to the sitting room and bedroom.

## ACCOMMODATION

Access via stone flagged pathway to front door off the access roadway. In through UPVC sealed unit double glazed front door with upper leaded and coloured glass light into:

### Entrance Vestibule

**1.16m x 0.81m (3'10" x 2'8")**

Ceiling light point. Tiled floor. Stairs to first floor with twin balustrades leading up past a window to:

### First Floor Landing

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

Door to airing cupboard housing lagged cylinder and twin immersion heaters and shelved storage. From the landing is a door into:

**L Shaped Hallway****1.57m x 2.81m (5'2" x 9'3")**

Tiled floor. Ceiling light point. Attic access. Access to all rooms.

**Sitting Room****3.10m x 3.50m (10'2" x 11'6")**

With a tiled floor. Wall mounted Dimplex night storage heater. Ceiling light point. Telephone point. Sky point. Feature fireplace comprising pine surround with inset cut granite hearth and backplate, hearth mounted electric fire. Windows to two sides.

**Bedroom****2.91m x 2.35m (9'7" x 7'9")**

Built in wardrobe. Ceiling light point. Tiled floor.

**Kitchen****3.25m x 1.64m (10'8" x 5'5")**

Wood laminate floor. Range of beech fronted base and wall cupboards. Granite effect work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap over. Base and point for electric cooker with unit matched extractor over. Space and plumbing for washer. Shelf for additional appliance. Wall mounted Dimplex night storage heater. Ceiling light point. Tiled walls and splashbacks.

**Bathroom****1.93m x 2.81m (6'4" x 9'3") max into recess**

With fully tiled walls. Suite comprising panelled bath with Bristan Cheer electric shower over bath. Matching pedestal wash basin and duoflush WC. Ceiling light point. Wall mounted heater. Extractor. Tiled floor.

**GENERAL REMARKS & STIPULATIONS****VIEWING**

By appointment with Northallerton Estate Agency – Tel: (01609) 771959

**SERVICES**

Mains Water, Electricity and Drainage.

**TENURE**

Leasehold

**COUNCIL TAX**

We are verbally informed by Hambleton District Council that the Council Tax Band is B.



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