

**9 MANOR COURT
BROMPTON, NORTHALLERTON DL6 2UT**



**A Totally Refurbished One Bedroomed Freehold Apartment Situated in Quiet,
Sought After North Yorkshire Village Location
Viewing Essential**

- UPVC Sealed Unit Double Glazing
- Newly Installed Gas Fired Central Heating
- Quality Fitted Kitchen & Bathroom
- Newly Decorated & Carpeted
- Private Parking Space
- Convenient Quiet, Serviced Village Location

Price: Offers in the Region of £100,000
OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

9 Manor Court, Brompton, Northallerton DL6 2UT

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 communal seating area 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. The village enjoys a renowned Primary School and there are additional Primary Schools in neighbouring villages together with a large range of Primary Schools within the Northallerton catchment area. Comprehensive Schools are to be found at Northallerton, Thirsk, Bedale, Richmond, Darlington and Stokesley. Independent Schools at Polam Hall (Darlington), 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.

The property comprises part of the Manor Court development. It is brick built under a pantile roof 1-bedroomed first floor Freehold apartment which has been refurbished throughout to include newly installed gas fired central heating.

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

Newly Carpeted. Ceiling light point. Stairs to first floor with pine balustrade leading up past a window to:

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

Door to useful store cupboard. From the landing is a door into:

COUNCIL TAX

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

L Shaped Hallway

1.57m x 2.81m (5'2" x 9'3")

Tiled floor. Ceiling light point. Attic access with fitted dropdown ladder giving access to:

Attic Room

3.10m x 3.50m (19' 6" x 11'7" narrowing to 8'3")

Light and storage. Centre king post. Velux roof light. Two ceiling light points.

Sitting Room

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

Dual aspect. Double radiator. Ceiling light point. Telephone point. Sky point. Feature fireplace comprising stained and polished pine surround and mantel shelf with slate hearth and backplate and integrated electric fire.

Bedroom

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

Ceiling light point. Radiator.

Kitchen

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

Wood laminate floor. Range of beech fronted base and wall cupboards with brushed steel door furniture. Granite effect work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap over. Base and point for electric cooker (in situ) with unit matched extractor over. Integral fridge/freezer. Radiator. Recessed boiler cupboard housing a newly installed Weissman 050 combination gas fired central heating boiler, this cupboard also has space and point for washing machine. Ceiling light point. Tiled walls and splashbacks.

Bathroom

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

With tiled floor and partially walls, the rest are shower panels. Suite comprising newly installed white panelled bath with mixer taps. Shower panels around. Bristan Cheer electric shower. Matching pedestal wash basin and duoflush WC. Ceiling light point. Wall mounted thermostatically controlled electric towel rail. Wall mounted bathroom cabinet. Ceiling light spots. Dimplex extractor.

GENERAL REMARKS & STIPULATIONS

VIEWING

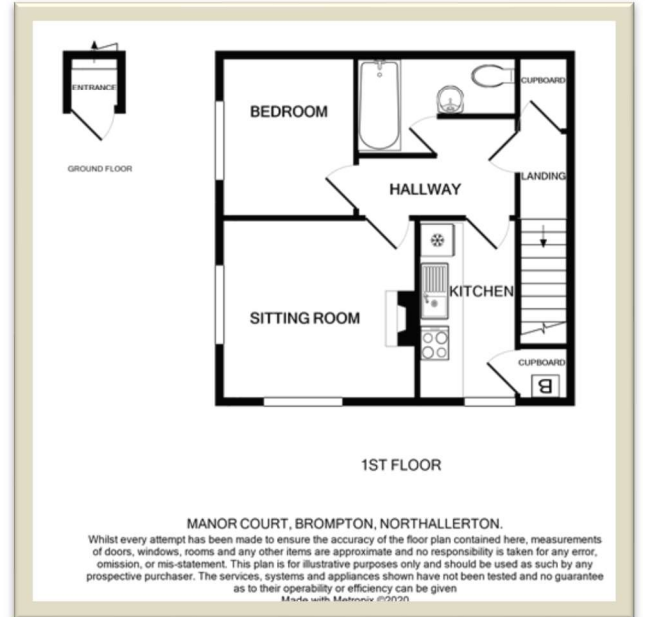
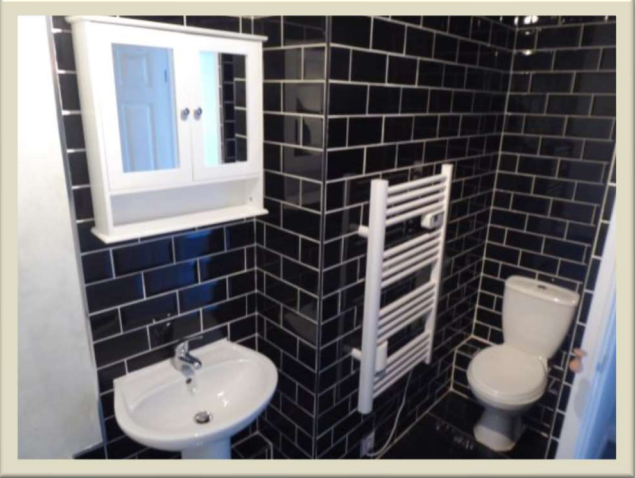
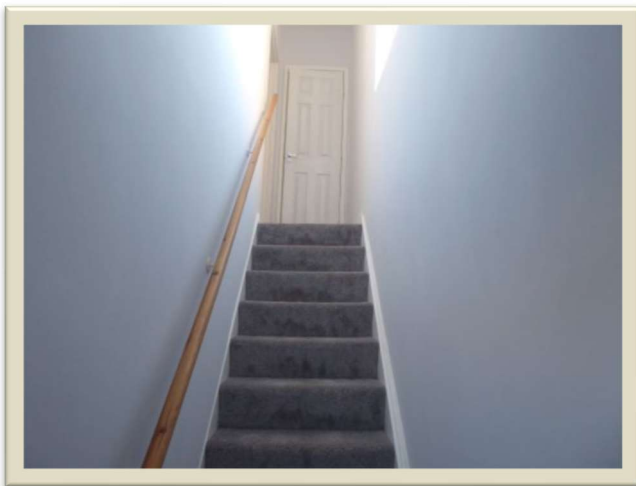
By appointment with Northallerton Estate Agency – Tel: (01609) 771959

SERVICES

Mains Water, Electricity, Gas and Drainage.

TENURE

Freehold



COMMITMENT

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- 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.