

S.4609

Northallerton  
Estate  
Agency 

**43 DANESCREST  
BROMPTON, NORTHALLERTON DL6 2RR**



**A Deceptively Spacious 3-Bedroomed Mid Terraced Family House in Slightly Elevated Position in Popular Residential Village**

- UPVC Sealed Unit Double Glazing
- Solid Fuel Heating
- Gardens to Front & Rear
- Walking Distance of Village Centre
- Close to Open Countryside
- Scope for Some Updating

**Offers in the Region of: £120,000**  
**CHAIN FREE & AVAILABLE FOR EARLY COMPLETION**

# 43 Danescrest, Brompton DL6 2RR

## 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
Richmond	15 miles Ripon	16 miles

(All distances are approximate)

**43 Danescrest, Brompton** occupies a slightly elevated position to the rear of this development close to open countryside and is within walking distance of the village amenities.

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. Local Primary School at Brompton with additional renowned Primary Schools at Northallerton, Great Smeaton and Appleton Wiske. Comprehensive schools at Northallerton, Thirsk, Bedale, Richmond and Darlington. 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

**43 Danescrest** comprises a mid terraced brick built with clay pantile roof 3-bedroomed family house which has the benefit of UPVC sealed unit double glazing and some solid fuel heating.

To the front it enjoys lawned garden with shrub border whilst to the rear is a gated access together with rear gardens, principally a seating area with shrub and chippings raised beds and panelled fences around. Outside tap.

Internally the property is well laid out and spacious with a particularly large living room, well balanced kitchen/diner and a useful utility room with storage. On the first floor are two good sized double bedrooms and a nice sized third together with a bathroom with shower over bath.

The property is offered chain free and available for early completion. Early inspection recommended.

## ACCOMMODATION

In through UPVC sealed unit double glazed front door with central etched glass panel into:

### Entrance Vestibule

1.49m x 1.52m (4'11" x 5')

Ceiling light point. Coat hooks. Telephone point. Door to:

### Living Room

5.86m x 4.79m (19'3" x 15'9") max

With feature fireplace comprising painted Adams style surround, tiled backplate hearth and inset open grate with back boiler. TV and telephone points. Two ceiling light points. Two wall light

points. Double and single radiators. Hatch through to kitchen. Door to rear gives access to:

#### **Kitchen / Diner**

**3.15m x 4.79m (10'4" x 15'9")**

Nicely delineated into kitchen and seating area.

#### **Kitchen Area**

Enjoying a beech fronted range of base and wall cupboards. Granite effect work surfaces with an inset single drainer, single bowl stainless steel sink unit with mixer tap. Granite tiled splashbacks. Space and plumbing for washer. Space for electric cooker. Centre ceiling light point.

#### **Dining Area**

Light point. UPVC sealed unit double glazed rear door giving access into:

#### **Rear Entrance & Utility Room**

**2.71m x 2.13m (8'11" x 7')**

With space and plumbing for washer. Painted panel ceiling. Door to side giving access to outside. Internal door gives access to coal and log store. Archway gives access to an additional recessed area suitable for additional appliances etc. with windows overlooking the rear.

#### **Stairs to First Floor**

Balustrade leading up to:

#### **First Floor Landing**

**1.83m x 3.68m (6' x 12'1")**

Airing cupboard housing lagged cylinder and immersion heater with shelved storage over. Access to bedrooms.

#### **Useful Recessed Store Cupboard**

**1.42m x 1.06m (8" x 3'6")**

Ceiling light point.

#### **Bedroom No. 1**

**4.08m x 2.89m (13'5" x 9'6")**

With ceiling light point. Built in range of louvre door fronted store cupboard with hanging and storage.

#### **Bedroom No. 2**

**3.60m x 2.81m (11'10" x 9'3")**

Ceiling light point. Radiator. Built in double wardrobe with louvre door to front. Hanging and storage.

#### **Bedroom No. 3**

**1.79m x 2.89m (5'11" x 9'6")**

With a louvre door fronted overstairs wardrobe and store cupboard. Ceiling light point.

#### **Bathroom**

**2.20m x 2.20m (7'3" x 7'3") max including recessed entrance**

Part tiled walls. White suite comprising panelled bath with Newlec Calypso electric shower over. Matching pedestal and WC. Radiator. Flush mounted ceiling light point. Mirror.

## **OUTSIDE**

### **Gardens**

To the front it enjoys lawned garden with shrub border whilst to the rear is a gated access together with rear gardens, principally a seating area with shrub and chippings raised beds and panelled fences around. Outside tap.

## **GENERAL REMARKS & STIPULATIONS**

### **VIEWING**

Through Northallerton Estate Agency – tel. no.01609 – 771959.

### **LOCAL AUTHORITY**

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

**COUNCIL TAX** We are verbally informed by Hambleton District Council that the Council Tax Band is **B**. The current annual charge is **£1336.87**.

### **SERVICES**

Mains Water, Drainage, Electricity and Gas.

### **TENURE**

Freehold with Vacant Possession upon Completion.





#### COMMITMENT

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