

S.4667

Northallerton
Estate
Agency 

3 CORBER HILL BROMPTON DL6 2QJ



**A Well Laid Out & Spacious, Traditional 3-Bedroomed Mid Terraced Property
in Sought After North Yorkshire Village**

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Parking & Gardens to Front
- Low Maintenance to Rear
- Popular Village Location
- Scope for Extension

**Offers in the Region of: £135,000 – Serious Offers Considered
Available for Early Occupation**

3 Corber Hill, Brompton, Northallerton DL6 2QJ

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

Corber Hill, Brompton is pleasantly situated on the approach to the centre 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 occupies a nice sized plot with low maintenance attractive gardens to front and rear. The front garden also offering hardstanding for vehicles and/or front seating area.

The property lies within convenient and easy commuting distance of Northallerton, Bedale, A.1 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 House, 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 a 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, Leeds/Bradford, Newcastle and Manchester.

This area of North Yorkshire lies between the North Yorkshire Dales and the North York 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.

The major centres of Teesside, Leeds, Durham and York are all readily accessible.

DESCRIPTION

The property comprises a traditional 3-bedroomed mid terraced brick built with clay pantile roof family house situated in a quiet yet very convenient and accessible position on the approach to this much sought after North Yorkshire Village. The enjoys to the front post and plank fencing and double gates giving access onto concrete hardstanding and seating area with attractive shrub borders. To the rear the property enjoys the benefit of low maintenance gardens extending to areas of patio and paving with shrub borders and seating areas providing for a nice quiet private backdrop to the property.

Internally the property has well laid out and spacious attractively presented 3-bedroomed accommodation with fitted kitchen and bathroom. On the ground floor the property additionally enjoys the benefit of a garden room to rear whilst there is scope for extension to provide for attic accommodation subject to purchasers requirements and the necessary building regulations. At present there area stairs to second floor giving access to a good sized storage area which enjoys the benefit of light and power.

The offering of the property presents the opportunity for a purchaser to acquire strong substantial, traditional family house in a quiet yet accessible position in a sought after location.

Early inspection recommended.

ACCOMMODATION

In through UPVC sealed unit double glazed front door with upper leaded and coloured glass light into:

Entrance Hall
0.98m x 0.91m (3'3" x 3')

Centre ceiling light point. Stairs to first floor. Door to kitchen. Door to:

Sitting Room
4.88m x 3.22m (16' x 10'7")

With mini coved ceiling. Centre ceiling light point. Dado rail. Double radiator. Central chimney breast with feature fireplace comprising carved and stained oak surround with cut marble backplate and hearth and an inset living flame gas fire. Telephone and TV points.

Breakfast Kitchen
4.84m x 2.56m (5'11" x 8'5")

With an extensive and quality fitted beech fronted range of base and wall cupboards. Granite effect work surfaces with inset single drainer, single bowl composite sink unit with quality mixer tap over. Unit inset four ring schott ceran Cook & Lewis electric hob with Beko brushed steel and glass oven and grill beneath. Space and plumbing for washer and dishwasher. Space for fridge freezer. Spanish harlequin tiled splashback. Extractor over hob. Two ceiling light points. Windows to two ends. Fitted breakfast bar. TV point. Door to:

Rear Hallway

4.37m x 1.06m (14'4" x 3'6")

With useful hanging hooks, shelving and space for additional appliances. Door to downstairs store cupboard which is part shelved. Door to:

Downstairs WC

2.51m x 0.86m (8'3" x 2'10")

With wall mounted Ideal Classic gas fired central heating boiler. Light point. Low level WC. Built in unit with storage space under presently utilised for dryer.

From the Rear Entrance is door to:

Sun Lounge

3.10m x 2.00m (10'2" x 6'7")

With inset ceiling light spots. Inset velux roof light. Radiator. Laminate floor. Sliding patio doors out to rear patio and gardens.

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

First Floor Landing

2.74m x 1.11m (9' x 3'8")

With centre ceiling light point. Radiator. Picture window providing a nice degree of natural light. Access to:

Bedroom No. 1

3.91m x 2.20m (12'10" x 7'3")

Ceiling light point. Radiator. Fitted wardrobe with sliding mirrored doors to front. TV point.

Bedroom No. 3

2.33m x 2.25m (7'8" x 7'5")

Centre ceiling light point. Radiator.

Bathroom

1.85m x 1.64m (6'1" x 5'5")

Tiled floor. White suite comprising panelled bath, pedestal wash basin, fully tiled around walls with a Triton T80si electric shower over bath. Fitted shower rail. Radiator. Inset ceiling light spots. Twin windows. Airing cupboard housing lagged cylinder and immersion heater with useful shelved storage over.

Separate WC

1.67m x 1.18m (5'6" x 2'11")

With low level WC. Tiled floor. Ceiling light point. Picture window to side.

Inner Recess gives access to:

Bedroom No. 2

3.27m x 1.83m (10'9" x 6')

With useful understairs storage area and space for wardrobes. Radiator. Centre ceiling light point.

Stairs to Second Floor giving access to:

Attic Room

4.03m x 2.49m (13'3" x 8'2") of useable space.

Centre ceiling light point. Velux roof light.

Recessed Room

2.86m x 2.25m (9'5" x 7'5")

Suitable for storage.

OUTSIDE

Gardens

To the front the property has post and plank fencing and double gates onto concrete hardstanding and seating area with shrub borders.

The rear garden is low maintenance extending to areas of patio and paving with shrub borders and seating areas providing a nice quiet, private backdrop to the property.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by appointment with Northallerton Estate Agency – Tel: (01609) 771959.

SERVICES

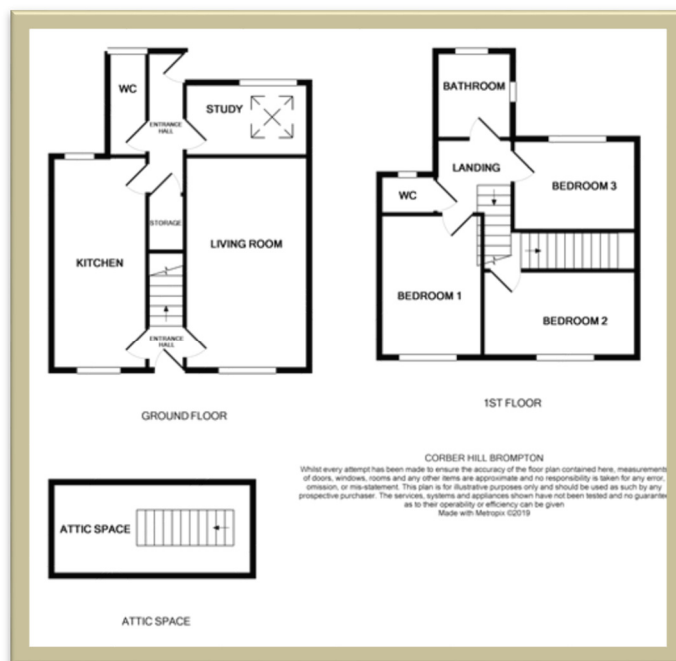
Mains Water, Electricity, Drainage and Gas.

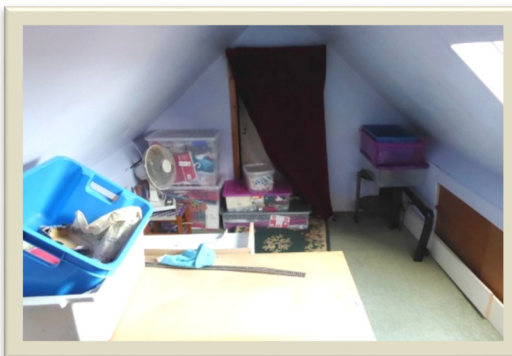
LOCAL AUTHORITY

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

COUNCIL TAX

We are informed by that Council Tax Band is A. The current annual charge is **£1145.88**.





COMMITMENT

Northallerton 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.