

S.4783

Northallerton
Estate
Agency 

**23 FERNWOOD CLOSE
BROMPTON, NORTHALLERTON DL6 2UX**



A Well Laid Out, Spacious, Attractively Presented 3-Bedroomed Semi Detached Modern Family House in Quiet Residential Location & Within Easy Walking Distance of Excellent Village & Town Centre Amenities

- Well Laid Out Spacious 3-Bed Accommodation
- UPVC Sealed Unit Triple Glazing
- Electric Heating
- Quality Solid Roof Conservatory to Rear
- Attractive Quality Fitted Kitchen & Bathroom
- Detached Fully Serviced Garage / Gardens

New Price: Offers in the Region of: £175,000

NO ONWARD CHAIN

23 Fernwood Close, Brompton, Northallerton DL6 2UX

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
Ripon	16 miles	Catterick	16 miles
Leeds	30 miles	Richmond	13 miles
Yarm	16 miles		

(All distances are approximate)

23 Fernwood Close, Brompton is pleasantly situated on the western 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 sits in a residential cul-de-sac in an attractive position with gardens to the front and rear and enjoying a high degree of privacy together with a quiet residential location.

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 which is within walking distance 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 approximately 1 ½ miles south 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.

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 cycling to be enjoyed.

AMENITIES

Shopping – market town shopping is available at Northallerton, Bedale, Thirsk, Darlington and Richmond.

Hospitals – the Friarage Hospital is located approximately 1 ½ 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 at 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), 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

23 Ferndale Close comprises a brick built with pantile roof 3-bedroomed semi detached family house situated in a nice quiet location on a nice sized plot within walking distance of Northallerton and Brompton centres. The property internally enjoys the benefit of UPVC sealed unit triple glazed windows and intelligent electric heating making this an energy efficient property. To the front it enjoys a lawned garden with a flagged pathway to the front door and a step up under a covered entrance. To the side the property enjoys gravel hardstanding for several vehicles and presently provides hardstanding for a motor home. To the rear the property enjoys a quality constructed detached garage with light, power and water. The rear garden is low maintenance, gravelled with shrub borders having space and base for shed with a substantial shed upon the property which is presently used for kennels and storage.

Internally the property is well laid out and spacious, immaculately appointed, enjoys quality fitted kitchen and bathroom and a quality fitted conservatory with solid roof to the rear, making it suitable for use in all seasons and providing an additional, very useful reception room.

Early inspection recommended to fully appreciate the property, its position and presentation. No onward chain.

ACCOMMODATION

In up step through UPVC sealed unit double glazed door with upper leaded and Yorkshire Rose coloured glass lights with etching behind into:

Reception Hall
1.93m x 1.77m (6'4" x 5'10")

With fitted shelved storage cupboard. Ceiling light point. Wall mounted Meldray electric heater. In through stripped pine with upper etched glass panel door into:

Sitting Room
4.16m x 4.82m (13'8" x 15'10") max

With stairs to first floor with understairs store cupboard. Two ceiling light points. Dado rail. Wall mounted Heatstore night storage heater. Feature fireplace comprising stained and polished pine surround and mantel shelf. Cut marble hearth and backplate. Inset living flame electric fire. Stained and polished pine door gives access to:

Kitchen/Diner**5.00m x 3.15m (16'5" x 10'4") overall.**

Nicely delineated into kitchen and dining area. Comprising an attractive range of base and wall cupboards. Wood effect work surfaces with inset 1 ½ bowl single drainer, stainless steel sink unit. Unit inset four ring Induction hob with brushed steel and glass electric oven and grill beneath. Tiled splashbacks. Space for fridge. Additional area for fridge/freezer Inset ceiling light spots. Wall mounted Airforce heater. Recessed shelved store cupboard. Double glazed stable door to outside with upper bullseye. In the dining area is a continuation of the inset ceiling light spots. A good range of unit matched base and wall cupboards with wood effect work surface. Wall mounted night Creda storage heater. Wood laminate floor. Space and plumbing for washing machine. Sliding double glazed patio doors giving access to:

Conservatory**3.35m x 2.35m (11' x 7'9")**

With a tile effect laminate floor. Solid roof. Centre ceiling light and fan. Creda night storage heater. Full height French doors out to the rear patio and garden.

From the Hallway

Stairs to First Floor with painted balustrade and spindles leading up to:

First Floor Landing**1.85m x 3.22m (6'1" x 10'7")**

Centre ceiling light point. Picture window to side. Built in airing cupboard housing lagged cylinder with twin immersions and shelved storage over.

Bedroom No. 1**3.47m x 2.89m (11'5" x 9'6") max overall with entrance recess**

Challenge wall mounted electric heater. Ceiling light point. Useful recess for wardrobe.

Bedroom No. 2**3.76m x 2.86m (12'4" x 9'5")**

Challenge electric heater. Ceiling light point. Useful recess for wardrobes

Bedroom No. 3**2.18m x 2.35m (7'2" x 7'9")**

Ceiling light point. Intelligent electric heater. Attic access.

Attic

Boarded, insulated and has ceiling light point.

Bathroom**1.83m x 1.80m (6' x 5'11")**

Tile effect floor. Fully tiled walls. White suite comprising panelled bath with mixer tap and fitted folding shower screen. Wall mounted Bristan smile electric shower. Matching pedestal wash basin and duoflush WC. Wall mounted twin bar electric heater. Shaver socket.

OUTSIDE**Gardens**

To the front the property enjoys a lawned garden with a flagged pathway to the front door and a step up under a covered entrance. To the side the property enjoys gravel hardstanding for several vehicles and presently provides hardstanding for a motor home. To the rear the property enjoys a quality constructed detached garage with light, power and water. The rear garden is low maintenance, gravelled with shrub borders having space and base for shed with a substantial shed upon the property which is presently used for kennels and storage.

Detached Garage**6.70m x 3.60m (22' X 11'10")**

With an electrically operated up and over door to the front and pedestrian door at the side. Concrete floor. Light and power. Extensive eaves storage.

Shed currently used as Kennel**2.74m x 2.44m (9' x 8')**

Light and power with outside power sockets.

GENERAL REMARKS & STIPULATIONS**VIEWING**

By appointment through the Agents – Northallerton Estate Agency – tel. no. 01609 771959.

SERVICES

Mains water, electricity and drainage. Electric heating.

LOCAL AUTHORITY

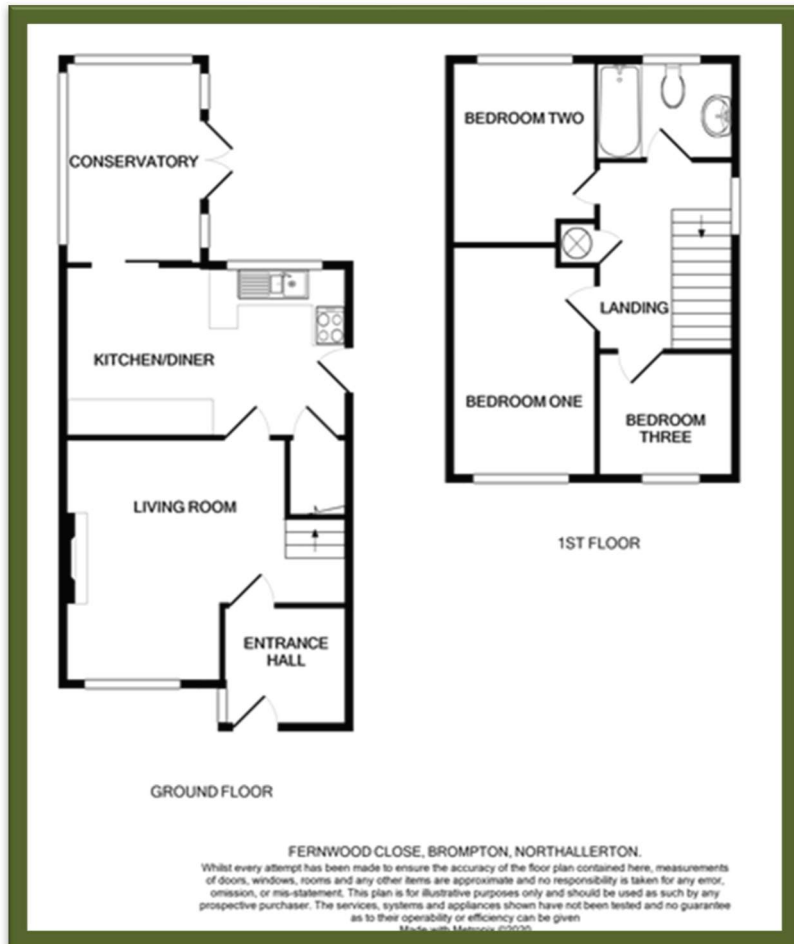
Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire, DL6 2UU
Tel. No. 01609 – 779977.

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is **B**. The current annual charge IS **£1452.26**.

TENURE

Freehold with Vacant Possession upon completion.





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.

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