

S.4830

**Northallerton**  
**Estate**  
**Agency** 

**12 NORTHALLERTON ROAD**  
**BROMPTON, NORTHALLERTON DL6 2QN**



**An Attractively Presented, Conveniently Positioned Two Bedroomed Semi Detached Cottage  
in Sought After Village Location Close to Open Countryside**

- **Two Double Bedroomed Accommodation**
- **UPVC Sealed Unit Double Glazed**
- **Gas Centrally Heated**
- **Quality Fitted Kitchen & Bathroom**
- **Enclosed Gardens to Rear with Shed**
- **Close to Good Local Amenities**

**Offers in Excess of £165,000**

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

# 12 Northallerton Road, Brompton, Northallerton DL6 2QN

## SITUATION

Northallerton	1 ½ miles
Darlington	16 miles
Bedale	9 miles
A1	8 miles
Thirsk	7 ½ miles
A19	7 miles
Teesside	16 miles
York	30 miles

(All distances are approximate)

**12 Northallerton Road, Brompton** is very conveniently situated in the centre of this popular, much sought after village and within easy reach of the town of Northallerton, the County Town of North Yorkshire.

The property enjoys an attractive and convenient location just off the village green and close to and within easy access of particularly attractive open countryside.

The property is well laid out and spacious and has been well maintained by the present owners.

The property lies within convenient commuting distance of Northallerton, Bedale, A.1 and A.19 trunk roads Teesside, York and Darlington.

The local market town of Northallerton is within convenient distance of the property and offers a full and comprehensive range of educational, recreational and medical facilities together with good range of shopping together with a Leisure Centre within walking distance of the property. There is a village shop and post office in the village.

The property 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 Teesside (30 minutes), Leeds/Bradford, Newcastle and Manchester.

## AMENITIES

**Shopping** – market town shopping is available at Northallerton, Bedale, Thirsk, Darlington and Richmond. The major centres of Teesside, Leeds, Durham and York are all readily accessible.

**Hospitals** – the Friarage Hospital is located approximately ½ mile away at Northallerton and is a renowned Hospital.

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

**Schools** – the area is well served by good state and independent schools. The property is within walking distance of Brompton Primary School and also has access to the schools within the Northallerton catchment area. Additional Primary Schools are available at Great Smeaton and Appleton Wiske. Comprehensive schools at Northallerton (1/2 mile), 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

The property comprises a brick built with slate roof two bedroomed semi detached cottage situated in the much sought after and highly desirable residential village of Brompton.

The property enjoys externally concrete front low maintenance area, nicely arranged behind brick wall. At the rear the property enjoys a nice rear garden with sheds and an area of grass.

Internally the property enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating. It has well laid out and spacious, attractively presented two double bedroomed accommodation. On the ground there is an attractive sitting room with a hearth mounted wood burning stove, with to the rear an attractive dining kitchen with useful dining area. Door to rear gives access to the rear garden. On the first floor there are two double bedrooms together with quality fitted bathroom which enjoys an electric shower over bath.

The offering of **12 Northallerton Road, Brompton** presents a good opportunity to acquire an attractive property in a much sought after village location.

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

## ACCOMMODATION

In from the front over a small concrete area and steps up to front door. Hardwood front door with brass door furniture into:

**Entrance Vestibule**  
**1.01m x 0.96m (3'4" x 3'2")**

Double radiator. Coved ceiling. Stairs to first floor. Door through into:

**Sitting Room**  
**4.90m x 3.55m (16'1" x 11'8") max**

Into a nice deep bay. Stained and polished original wood floor. Panelled bay. Built in chimney breast alcove cupboards with useful shelving above. Feature fireplace with a natural stone flagged hearth. Oak mantel over. Hearth mounted wood burning stove. Coved corniced ceiling. Centre ceiling rose and light point. TV point. Telephone and BT Openreach sockets. Stripped pine door through into:

**Dining Kitchen****4.44m x 3.76m (14'7" x 12'4")**

Wood laminate floor. Attractive kitchen comprising base and wall cupboards topped with wooden work surfaces with an inset 1 ½ bowl single drainer enamelled sink unit with mixer tap over. Space and point for electric cooker with cooker hood over. Stone plinth mounted Rayburn stove. Wall mounted contemporary radiator. Space and plumbing for washing machine. UPVC sealed unit double glazed door out to rear. Wall mounted Baxi 400 gas fired combination central heating boiler. Door through to understairs store cupboard which has light, power and shelving.

**From the Entrance Vestibule are:**

**Stairs to First Floor** with balustrade leading up to:

**First Floor Landing****Master Bedroom****3.52m x 4.27m (11'7" x 14')**

Ceiling light point. Double radiator. Telephone point. Door to walk in wardrobe with hanging rails and shelving and light.

**Bedroom No. 2****3.66m x 2.79m (12' x 9'2")**

Ceiling light point. Double radiator. Useful built in former airing cupboard utilised as wardrobe with hanging rails and shelved storage above.

**Bathroom****2.61m x 1.49m (8'7" x 4'11")**

With white suite comprising panelled bath with Triton T70 gsi plus electric shower over bath. Fitted shower rail. Matching low level Duoflush WC. Unit inset wash basin with cupboard storage beneath. Tiled splashback. ¾ tiled around bath and rear of WC. Inset ceiling light spots. Wall mounted contemporary heated towel rail.

**Gardens**

The property enjoys externally concrete front low maintenance area, nicely arranged behind brick wall. At the rear the property enjoys a nice rear garden with two sheds and an area of grass.

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

By appointment with Northallerton Estate Agency – tel. no. 01609 771959.

**TENURE**

Freehold with Vacant Possession upon Completion.

**SERVICES**

Gas fired central heating, electricity and mains drainage.

**LOCAL DISTRICT COUNCIL**

Hambleton District Council, Civic Centre, Stone Cross Northallerton – tel. no. 01609 779977.

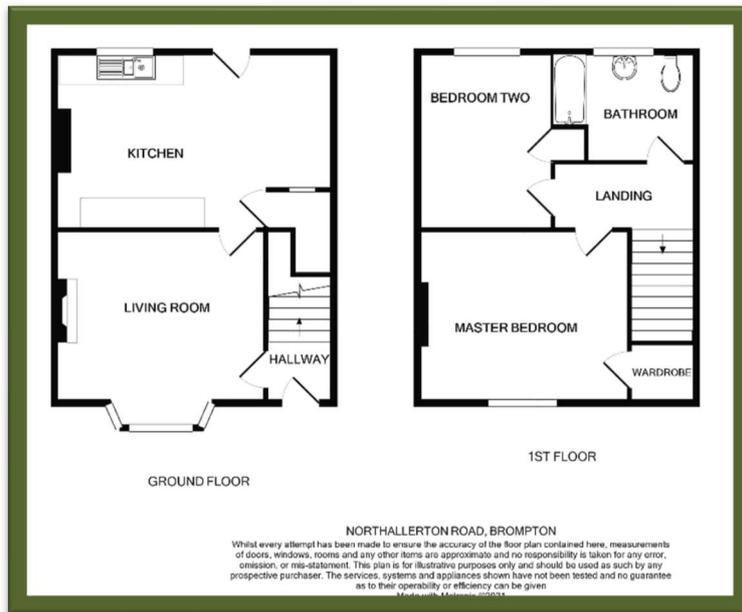
**COUNCIL TAX BAND**

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

**RIGHT OF WAY**

The property enjoys a pedestrian right of way to the rear.





#### 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.

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