



HILTON CLOSE, BROMPTON

GUIDE PRICE £225,000



Northallerton
Estate Agency



Hilton Close

Northallerton, DL6 2QQ

IMMACULATELY PRESENTED THREE BEDROOM FAMILY HOUSE.

- Recently renovated
- Off road parking
- En-suite bedroom
- Village location
- Large rear garden
- Garage
- Conservatory
- Viewing encouraged



18 Hilton Close is a stunning and spacious three bedroom family home in the popular village of Brompton. The property has been fully refurbished to a high standard throughout. Viewing is essential to appreciate all this property has to offer.

The front door leads into the spacious hallway which benefits from a large cupboard and tiled floor. The dining room is situated to the front and has an original wood floor, this leads into the kitchen. The kitchen overlooks the garden and is fitted with modern wall and base units, which houses the baxi combi boiler. There is an integrated electric oven, gas hob and extractor and white porcelain one and a half bowl sink. There is space for an under counter fridge, freezer, washing machine and dishwasher. It also has a useful shelved pantry cupboard. The living room is a bright, spacious room benefitting from dual aspect windows, it has a multi fuel stove and a shelved cupboard. The conservatory leads off the kitchen; a lovely room to overlook the garden.

To the first floor there are two double bedrooms to the front, both of which have fitted wardrobes, and the main bedroom benefits from a modern en-suite fitted with a shower, vanity unit and WC. The third bedroom is to the rear, with a built in recess wardrobe, it has original wood flooring, as does the second bedroom. The family bathroom has a bath with shower over, vanity unit and WC.

There is a driveway providing off road parking for at least two vehicles, this leads to the detached garage which has power and lighting. Externally to the front is a gravelled, low maintenance garden. To the rear is a stunning, well established garden which has a patio area, greenhouse and shed.

Location

Brompton is a sought after village in an accessible location, within easy reach of the A19 and A1(M). The village has a local shop, pubs, regular bus service, primary school and is a short walking distance to a secondary school and leisure centre. It lies approximately 1.5 miles north of the large market town of Northallerton, which has a range of shops, services, hospital and train station situated on the east coast main line.

VIEWING

By appointment through the Agents – Northallerton Estate Agency – Tel. no. (01609) – 771959.

TENURE

Freehold with Vacant Possession on completion.

SERVICES

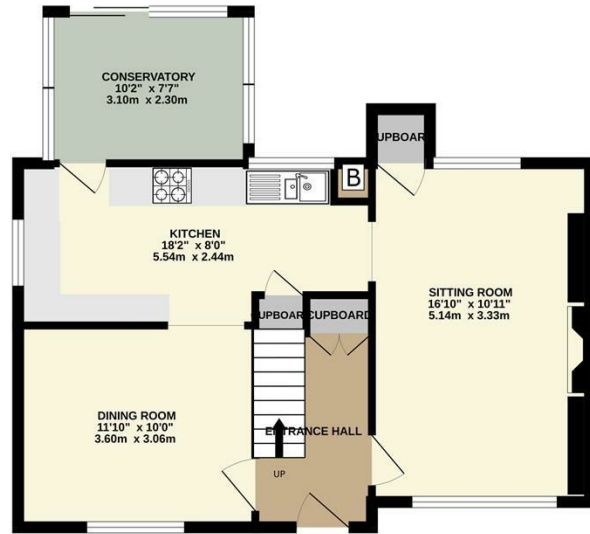
Mains water, gas, electric and drainage.

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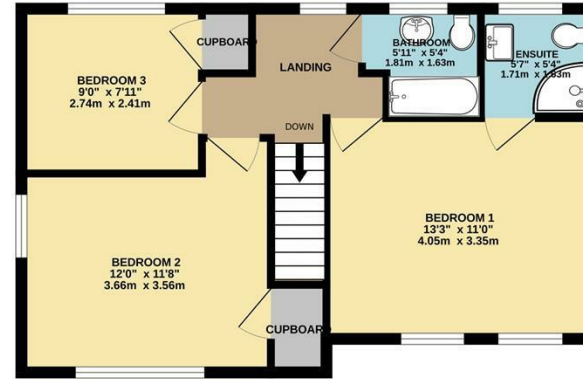


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



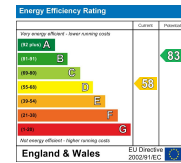
1ST FLOOR
494 sq.ft. (45.8 sq.m.) approx.



18 HILTON CLOSE BROMPTON, NORTHALLERTON. DL6 2QQ

TOTAL FLOOR AREA: 1067 sq.ft. (99.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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 - 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.
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- 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.

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