



**BROMPTON ROAD, NORTHALLERTON**

**£250,000**



**Northallerton**  
Estate Agency



# Brompton Road

Northallerton, DL6 1EA

**LOVELY THREE BEDROOM SEMI DETACHED FAMILY HOUSE CLOSE TO THE TOWN CENTRE OF NORTHALLERTON.**

- IMMACULATELY PRESENTED
- CLOSE TO TOWN CENTRE
- DRIVEWAY
- TWO RECEPTION ROOMS
- GARDENS TO REAR & FRONT
- CHAIN FREE



40 Brompton Road is a wonderfully presented Substantial three bedroom family house. The property boasts a driveway for off road parking, car port and gardens to the rear and front and is conveniently situated near to the town centre. There are two reception rooms both with polished wood flooring. The sitting room enjoys a bay window and a beautiful cast iron open fire with oak surround where the dining room enjoys a modern log burning stove. The dining room enjoys full height French doors out to the rear gardens. The entrance hall hosts a handy under stairs toilet room with wash basin and cloaks hanging space. The kitchen enjoys modern tiled flooring with beech fronted cupboards and a granite effect work surface and splashbacks. There is a fitted 4 ring Lamona Schott Ceran hob with a Lamona oven beneath and fridge. You will find space for dishwasher, washing machine, space for an additional appliance. Built in freezer. The boiler cupboard can be found here housing a Worcester Greenstar condensing combi boiler. The bedrooms are all airy and light and there are two good sized double

bedrooms, one with a bay window and fitted wardrobes. The bathroom is beautifully presented and comprises a white bathroom suite, tiled flooring and a Mira Azora electric shower over. the rear garden has a lovely patio area, good sized lawn and a handy store shed.

#### 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.

NYCC COUNCIL TAX BAND - D



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

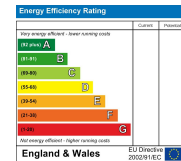


40 BROMPTON ROAD, NORTHALLERTON, NORTH YORKSHIRE, DL6 1EA

TOTAL FLOOR AREA: 1245 sq ft (115.7 sq m) approx.

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

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