



Northallerton
Estate Agency

S.4872

20 FERNWOOD CLOSE
BROMPTON, NORTHALLERTON DL6 2UX



An Immaculately Presented, Well Laid Out & Spacious Two Bedroomed Detached Bungalow Situated on a Nice Sized Slightly Elevated Plot in a Quiet Sought-After Residential Location with Gardens to Front & Rear

Spacious, Well-Appointed Accommodation
Intelligent Electric Central Heating
UPVC Sealed Unit Double Glazed

Fitted Kitchen & Bathroom
Gardens to Front & Rear
Within Walking Distance of Excellent Local Amenities

Offers in the Region of £140,000 (for 70% Ownership)

20 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)

20 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 in 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), 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

The property comprises a well laid out and spacious detached two bedroomed bungalow, timber framed with an exterior brick leaf and clay pantile roof.

Internally the property enjoys the benefit of UPVC sealed unit double glazing and intelligent electric heating. It has immaculately appointed accommodation with attractive fitted kitchen and bathroom and good-sized reception room together with two double bedrooms.

The property stands on a nice sized plot with lawned gardens to the front, steps up to the front door and flagged pathway across the front of the property. At the side there is a flagged hardstanding and driveway offering parking for up to three vehicles and giving access to the rear. At the rear the garden is tiered with upper and lower stone flagged patios with graded beds between. The rear boundary is post and plank fencing to either side and there is a low-level brick wall backed with privet hedging providing for a high degree of privacy.

ACCOMMODATION

In from the front through UPVC sealed unit double glazed front door with upper etched glass panel into:

Entrance Hall

1.69m x 1.34m (5'7" x 4'5")

With ceiling light point. BT Openreach telephone point. Twin doors into shelved store cupboard. Door into WC. Door into Living Room.

WC

2.03m x 0.91m (6'8" x 3')

Half tiled walls topped with a contrasting mini tiled dado rail. White suite comprising duoflush WC, pedestal wash basin with mixer tap. Ceiling light point. Opaque picture window to front provides for a nice degree of natural light.

Living Room

6.35m x 3.12m (20'10" x 10'3") max into bay

Enjoying the benefit of coved ceiling and two centre light points. Nicely delineated into sitting and dining areas. Sitting area having bay window to front. Dining area having window to side. The room enjoys the benefit of TV and Sky point. Door to:

Kitchen**2.94m x 2.38m (9'8" x 7'10")**

Enjoying a nice range of modern base and wall cupboards. Wood effect work surfaces with inset single drainer, single bowl stainless steel sink unit with quality mixer tap over. Space and point for electric cooker. Space and plumbing for washing machine. Unit matched extractor over cooker area. Harlequin tiled splashbacks. Ceiling light point. Wall mounted intelligent electric radiator. Laminate floor. UPVC sealed unit double glazed upper etched panelled door out to side giving access to the driveway and garden.

Off the Sitting Room is access to:

Inner Hallway**1.72m x 0.78m (5'8" x 2'7")**

With attic access. Ceiling light point. Door to airing cupboard housing lagged cylinder and immersion heater with shelved storage over.

Bedroom No. 1**3.50m x 2.69m (11'6" x 8'10")**

With electric radiator. Ceiling light point. TV point.

Bedroom No. 2**2.81m x 2.76m (9'3" x 9'1")**

Centre ceiling light point. Electric radiator. Twin windows overlooking rear garden and patio.

Bathroom**2.23m x 1.88m (7'4" x 6'2")**

Fully tiled walls with a contrasting mini tiled dado rail. White suite comprising panelled bath with mixer tap. Bristan Glee electric shower over. Fitted shower rail. Unit inset wash basin with cupboard storage beneath. Concealed cistern duoflush WC. Centre ceiling light point. Wall mounted electric heated towel rail. Radiator.

GARDENS

At the side there is a flagged hardstanding and driveway offering parking for up to three vehicles and giving access to the rear. At the rear the garden is tiered with upper and lower stone flagged patios with graded beds between. The rear boundary is post and plank fencing to either side and there is a low-level brick wall backed with privet hedging providing for a high degree of privacy.

GENERAL REMARKS & STIPULATIONS**VIEWING**

By appointment through Northallerton Estate Agency – Tel: (01609) 771959/

TENURE

Freehold with Vacant Possession upon completion.

SERVICES

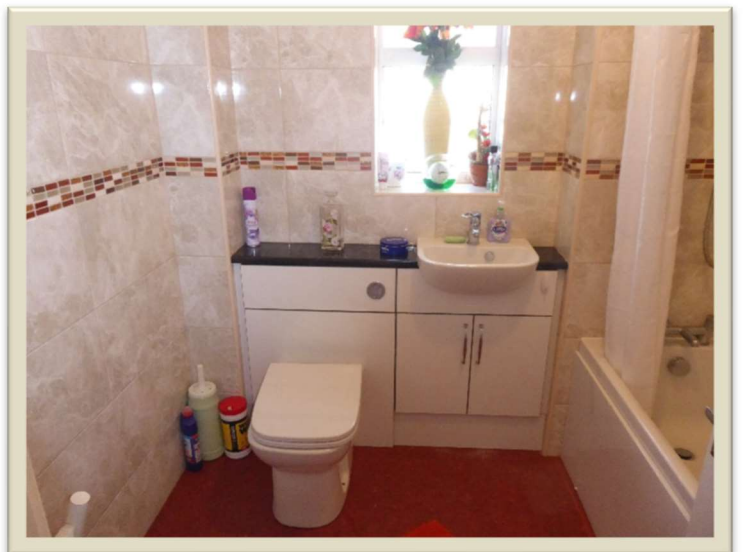
Mains Water with water meter, Gas, Electricity and Drainage.

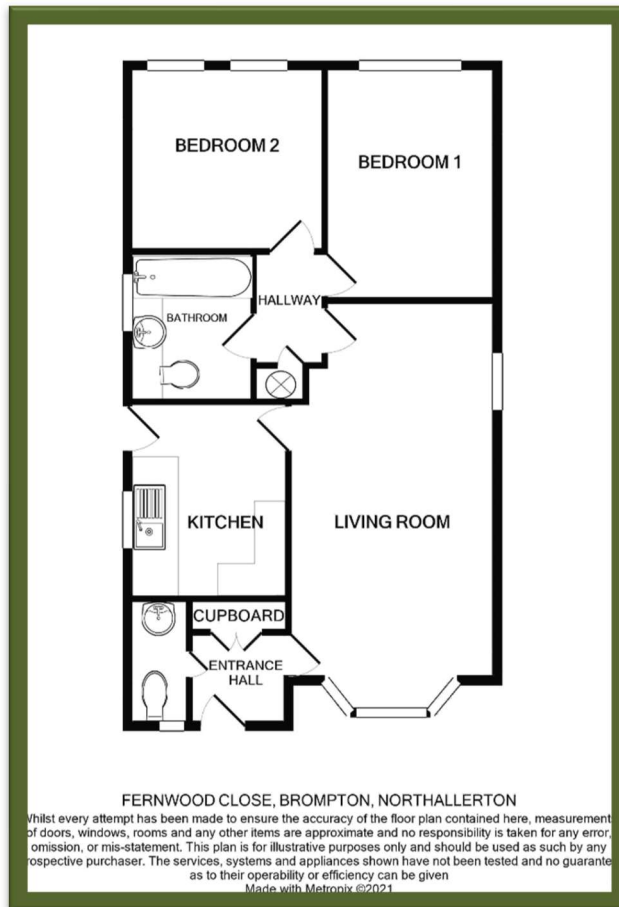
LOCAL AUTHORITY

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

COUNCIL TAX BAND

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





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.