

S.4912



Northallerton
Estate Agency

36 BROMPTON ROAD
NORTHALLERTON DL6 1EA



A Very Conveniently Positioned, Well Laid Out & Spacious, Substantial Four Bedroomed Extended Semi Detached Town House in Sought After Residential Location within Walking Distance of the Town Centre

UPVC Sealed Unit Double Glazing
Gas Fired Central Heating
Driveway with Parking for Three Vehicles

Host of Original Features
Scope for Updating, Modernisation & Extension
Walking Distance of Local Amenities

Guide Price: £270,000

36 Brompton Road, Northallerton DL6 1EA

SITUATION

Bedale	7 miles	Thirsk	7 miles
A.1	7 miles	York	30 miles
Darlington	15 miles	Teesside	17 miles
A.19	8 miles	Yarm	17 miles
Richmond	16 miles	Stokesley	16 miles

36 Brompton Road represents a very conveniently situated well laid out and spacious, traditional semi detached town house which has been extended to four bedrooms and stand in a sought after and highly desirable residential area just outside the centre of Northallerton and within easy walking distance of the centre, Railway Station, County Hall and excellent local amenities together with attractive countryside.

The property is in the catchment area of a number of good local primary schools together with a local secondary school and sixth form college which are within walking distance. The town centre enjoys a comprehensive range of educational, recreational and medical facilities.

The major cities of Leeds and Newcastle are both within convenient commuting distance via the A.1 and A.19 trunk roads both of which are located within 8 miles travelling distance of the property and offer access to all the major centres of commerce locally and nationally and link into the main arterial road networks of the UK.

The town of Northallerton is further complemented by an East Coast main line train station running from London to Edinburgh and bringing London within 2 ½ hours commuting time and additionally providing access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airports via the Transpennine line which also calls at Northallerton and Darlington Stations.

International Airports can be found at Teesside (30 minutes), Newcastle, Leeds/Bradford and Manchester.

Schools – the area is well served by good state and independent schools. The property is within walking distance of all the Primary Schools within the Northallerton catchment area and further renowned Primary Schools can be found in local villages. Local comprehensive schools can be found at Northallerton, Thirsk, Bedale, Richmond and Stokesley. Independent Schools at Polam Hall (Darlington), Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby and Cundall Manor.

DESCRIPTION

The property comprises a brick built with tiled roof traditional semi detached town house which under the present ownership has been extended to four bedrooms and is now arranged over three floors. It enjoys the benefit of a host of original features including leaded windows, stripped and stained polished floors and balustrades. Externally the property enjoys to the front, well shrubbed garden area with adjacent tarmacadam hardstanding for three vehicles and access to the garage together with chippings area. At the rear the property has a flagged patio opening out onto a good sized lawn with good boundaries to the rear providing for a nice degree of privacy with a host of established shrubs and providing a particularly attractive backdrop to the property. Completing the outside is an attached garage with light and power.

Internally the property is well laid out and spacious. As mentioned it enjoys a host of original features and has tremendous scope for updating, modernisation and refurbishment subject to requirements.

The accommodation at present extends to entrance hall, sitting room, dining room, and breakfast kitchen together with downstairs WC. Whilst on the first floor there are two double and a good sized single bedroom together with family bathroom/shower room. On the second floor

there is an attic bedroom with good sized additional storage area which could offer scope for en suite facilities.

The offering of 36 Brompton Road, Northallerton presents an all too rare opportunity for the discerning purchaser to acquire a substantial family house with tremendous scope in a highly sought after and very convenient residential area.

ACCOMMODATION

In through UPVC sealed unit double glazed front door with upper clear glazed panel and clear glazed lights to two sides into:

Entrance Vestibule

1.83m x 0.73m (6' x 2'5")

With panelled ceiling. Internal traditional front door with leaded and coloured glass upper panel. Original leaded and coloured glazed panels to side give access to:

Entrance Hall

5.05m x 1.79m (16'7" x 5'11")

With panelled ceiling. Centre ceiling light point. Stairs to first floor. Exposed original floor board with inset matwell. Double radiator. Telephone point. Useful understairs store cupboard. Concertina doors to:

Downstairs WC

1.13m x 0.83m (3'9" x 2'9")

With low level WC. Wall mounted wash basin with mixer tap. Ceiling light point. Additional door to understairs storage.

Door to:

Living Room

4.57m x 3.93m (15' x 12'11") max into full height bay

Panelled ceiling. Original fitted picture rail. Chimney breast with feature fireplace comprising pine surround and mantel shelf. Polished tiled hearth. Inset cast surround with tiled reliefs and an inset open grate. Double radiator. TV point.

Dining Room

3.66m x 4.72m (12' x 15'6")

With stained and polished original exposed wood floor. Feature fireplace comprising pine surround and mantel shelf. Tiled hearth and at present has a wall mounted living flame gas fire. Multi paned French doors to rear giving access to rear patio and gardens. Double radiator. Centre ceiling light point and panelled ceiling.

Door from Hallway gives access to:

Breakfast Kitchen

6.22m x 2.23m (20'5" x 7'4") max

With an attractive range of coloured fronted base and wall cupboards. Polished pine work surfaces with inset Belfast sink. Pine cooker hood over space for electric cooker. Space and plumbing for washing machine. Space and plumbing for dishwasher. Harlequin tiled splashbacks. Tiled floor. Full height multi paned door out to rear patio and gardens. Space for fridge freezer. Double radiator. Coved ceiling. Ceiling light point. Continuation of the kitchen units with a glass fronted display cabinet. Two ceiling light points. Double glazed window overlooking rear garden.

Stairs to First Floor have stained and polished balustrade and spindles leading up to:

First Floor Landing**2.08m x 3.52m (6'10" x 11'7") max**

With ceiling light point. Stairs to second floor. Original leaded and coloured glass sash window which is a particularly attractive feature. Doors to:

Bedroom No. 2**3.93m x 3.66m (12'11" x 12')**

With original fitted picture rail. Panelled ceiling. Double radiator. Two ceiling light points. Double glazed window to rear overlooking patio and gardens.

Bedroom No. 1**4.62m x 3.66m (15'2" x 12') max into double wardrobe**

Into full height bay to front with built in window seat. Two double fitted wardrobe with mirror sliding doors. Double glazed window to front with upper coloured and leaded double glazed lights. Double radiator. Panelled ceiling.

Bedroom / Office**2.71m x 1.74m (8'11" x 5'9")**

Centre ceiling light point. Radiator. Useful recess with hanging rails and cupboard storage above.

Family Bath / Shower Room**2.10m 2.30m (6'11" x 7'7")**

With half tiled walls. Separate shower cubicle with shower panelled walls, pivoted door and wall mounted Mira Event XS electric shower. White main suite comprising pine panelled bath, pedestal wash basin and low level WC. Radiator. Manrose extractor. Ceiling light point. Wall mounted shaver socket and mirror plus glass shelving. Built in airing cupboard housing lagged cylinder and immersion heater.

Stairs to Second Floor

Stained and polished balustrade and spindles leading up past turn with window to side. Door to:

Attic Bedroom**3.81m x 4.39m (12'6" x 14'5")**

With useful open recess

1.69m x 1.47m (5'7" x 4'10")

Providing scope for en suite facilities, walk in wardrobe or storage subject to purchasers requirements. Wood laminate floor. Inset ceiling light spots. Two Velux roof lights. Access to under eaves storage.

Garage**5.49m x 2.74m (18' x 9') approx.**

With up and over door to front. Light and power. Eaves storage.

Gardens

Externally the property enjoys to the front well shrubbed garden area with adjacent tarmac hardstanding for two vehicles and access to the garage together with chippings area. At the rear the property has a flagged patio opening out onto a good sized lawn with good boundaries to the rear providing for a nice degree of privacy with a host of established shrubs and providing a particularly attractive backdrop to the property.

An interesting point to note is that there is a large decked area to the rear underneath which is a concrete air raid shelter.

GENERAL REMARKS & STIPULATIONS

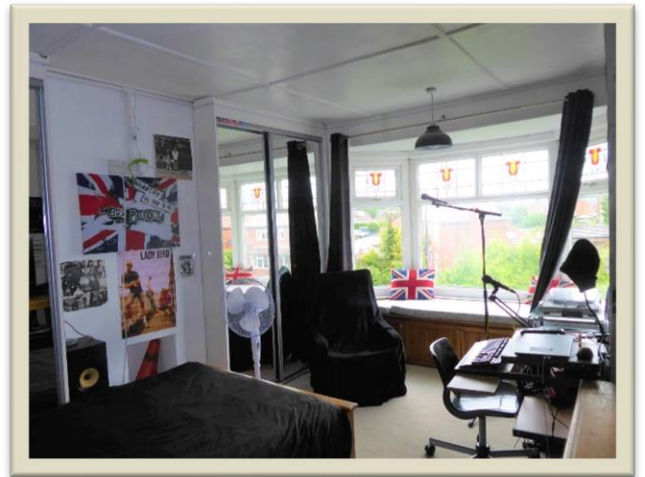
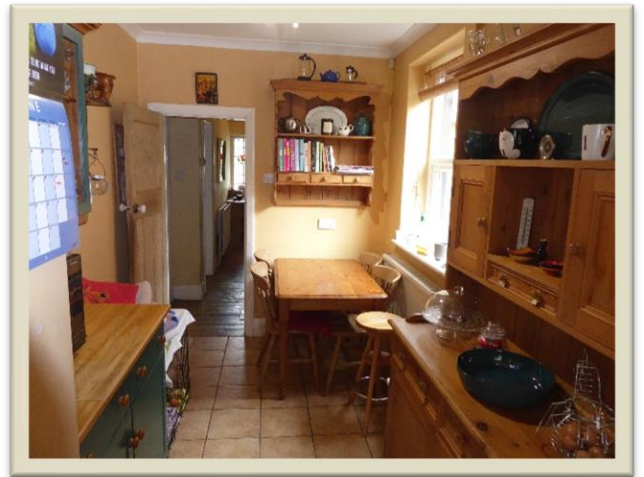
VIEWING – Through Northallerton Estate Agency – Tel: (01609) 771959.

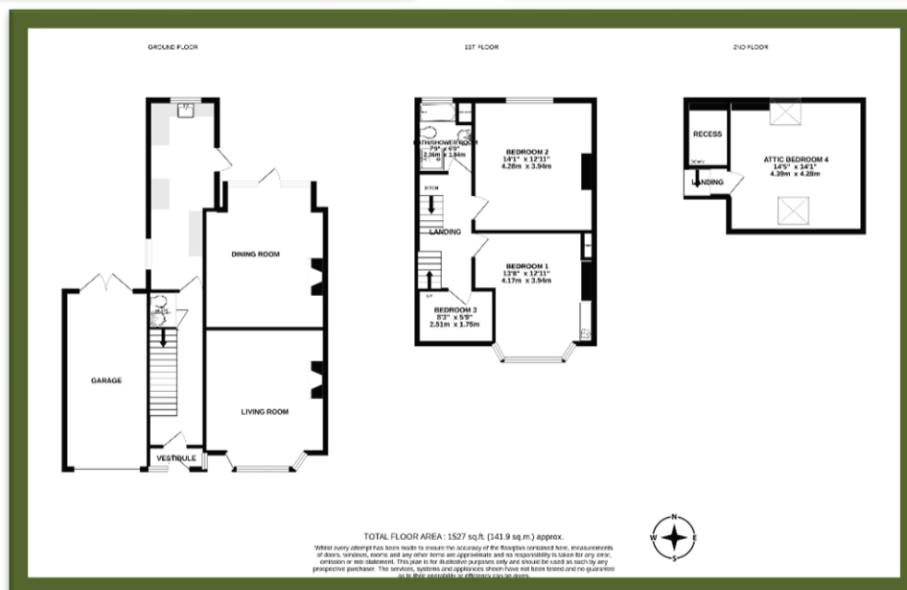
TENURE – Freehold with Vacant Possession upon completion.

SERVICES - Mains water, electricity, gas and drainage.

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

COUNCIL TAX BAND – 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.

N252 Printed by Ravensworth 01670 71330