

S.4914



Northallerton Estate Agency

**44 WATER END,
BROMPTON, NORTHALLERTON DL6 2RL**



A Very Conveniently & Attractively Situated Three Bedroomed Traditional Mid Terrace Cottage in Sought After Village Location Close to Open Countryside & With Tremendous Scope for Updating & Modernisation

**Three Bedroomed Accommodation
Gas Fired Central Heating
Low Maintenance Enclosed Garden to Rear**

**Scope for Updating & Modernisation
Close to Good Local Amenities
Lovely Views Across Water End**

**Offers in Excess of £155,000
Chain Free & Available for Early Completion**

44 Water End, Brompton, Northallerton DL6 2RL

SITUATION

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

(All distances are approximate)

44 Water End, Brompton is very pleasantly situated in the centre of this popular and much sought after traditional North Yorkshire Village and within easy reach of the town of Northallerton, the County Town of North Yorkshire. The property enjoys a superb with panoramic views out over Water End across to the beck and towards open countryside.

The village of Brompton enjoys a good range of local amenities extending to Primary School, Public House, Shop, Church and Restaurant.

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 walking 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.

The A.1 and A.19 trunk roads are both within easy reach of the property and offer excellent communications and access onto the main arterial road networks of the UK.

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.

Schools – the property is within walking distance of the village Primary School at Brompton and additional there are excellent schools within Northallerton and surrounding village. 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 substantial three bedroomed mid terraced traditional cottage property which is brick built with a slate roof and is offered with scope for updating and modernisation and enjoying particularly well laid out and spacious accommodation to the first floor.

At the rear there is a communal pathway across the back serving this property and neighbours. Rear chippings seating area which is of a good size, has post and plank fencing to either side.

Internally the property extends to entrance hall, sitting room, fitted kitchen, whilst on the first floor there are three double bedrooms and substantial bathroom.

Outside to the rear the property enjoys an enclosed rear garden which is low maintenance.

The property is chain free and available for early completion.

ACCOMMODATION

In from the front up step through hardwood front door with brass door furniture into:

Entrance Vestibule

0.91m x 0.91m (3' x 3')

Door through into:

Living Room

4.18m x 3.32m (13'9" x 10'11") with **Rear Understairs Area -2.13m x 0.91m (7' x 3')**

Main room has centre ceiling light point. BT Openreach master point. Sky point. Feature fireplace comprising tiled surround, mantel shelf and hearth with an inset open grate. Understairs area has a radiator. Door to rear gives access to:

Inner Hallway

0.78m x 0.86m (2'7" x 2'10")

With stairs to first floor. Door through to:

Kitchen Diner

2.79m x 4.13m (9'2" x 13'7")

With a range of base and wall cupboards. Granite effect work surfaces with inset single drainer, single bowl stainless steel sink unit. Space and plumbing for washing machine. Space for electric cooker. Radiator. Tiled splashbacks. Wall mounted Logic combi 30 gas fired central heating boiler. Upper clear glazed door out to rear.

Stairs to First Floor with painted balustrade leading up to:

First Floor Landing

Bedroom No. 1

4.18m x 3.5m (13'9" x 11')

With an overstairs recess suitable for wardrobing. Radiator. Ceiling light point. Good views out onto Water End.

Bedroom No. 2

4.18m x 2.74m (13'9" x 9')

Centre ceiling light point. Radiator.

Bedroom No. 3**3.78m x 2.71m (12'5" x 8'11")**

Ceiling light point. Radiator.

Bathroom**3.20m x 2.71m (10'6" x 8'11")**

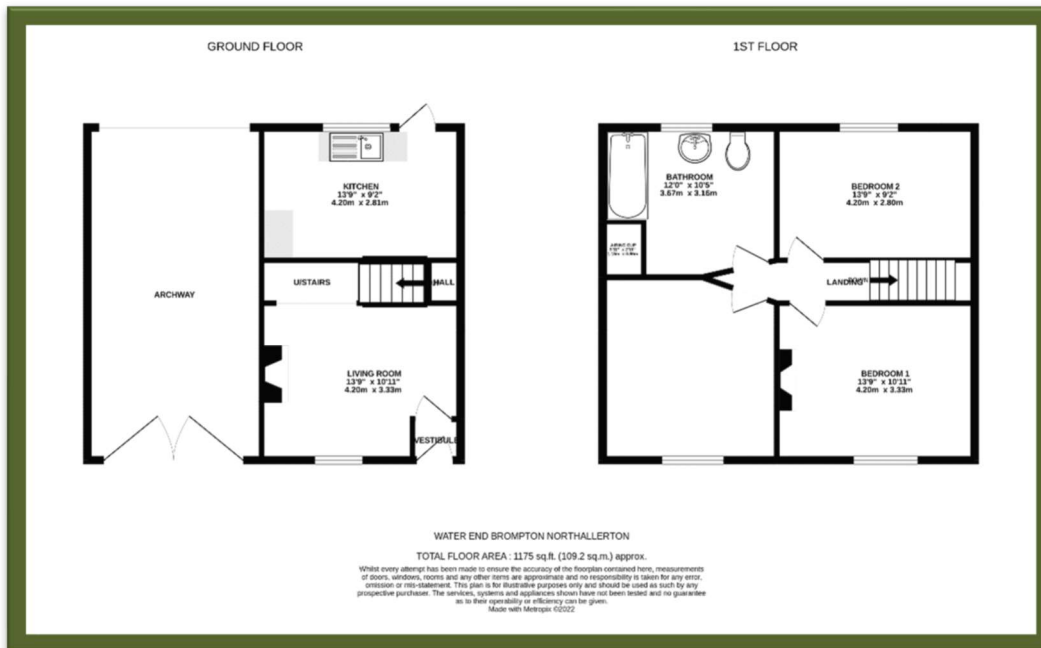
Flush mounted ceiling light point. Suite comprising panelled bath, pedestal wash basin and WC. Built in store cupboard.

Outside

At the rear there is a communal pathway across the back serving this property and neighbours. Rear chippings seating area which is of a good size, has post and plank fencing to either side.

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.**RIGHT OF ACCESS** - There is a pedestrian right of access through the passageway to the left which gives access to the rear. Double doors at the front.





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.