

**2 BROMPTON ROAD
NORTHALLERTON, DL6 1DY**



**AN ATTRACTIVELY PRESENTED, TRADITIONAL 3-BEDROOMED
TOWN HOUSE RESIDENCE SITUATED IN PARTICULARLY
CONVENIENT LOCATION**

- Traditional 3-Bed Family House
- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Gardens to Front and Rear
- Garage plus Off Road Parking
- Potential to Provide Additional Accommodation

PRICE: OFFERS IN THE REGION OF £200,000
OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

2 BROMPTON ROAD, NORTHALLERTON DL7 1DY

SITUATION

Darlington	16 miles	Bedale	9 miles
A.1	8 miles	Thirsk	7 ½ miles
A.19	7 miles	Teesside	16 miles
York	30 miles		

(All distances are approximate)

Brompton Road is situated on the edge of the very popular and much sought after market town of Northallerton the County Town of North Yorkshire.

The property enjoys a convenient location nicely set back from the Brompton Road. The property occupies a pleasant plot which enjoys a nice degree of privacy to the rear where garaging and off road parking is to be found. The property lies within convenient and easy commuting distance of Bedale, the A.1, A.19 trunk roads, Teesside, York, Darlington, Thirsk and all surrounding towns and villages.

The town of Northallerton enjoys a full and comprehensive range of educational, recreational and medical facilities and additionally the property is within easy travelling distance of the local village of Brompton which enjoys a further good range of local amenities.

This area of North Yorkshire 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 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 town of Northallerton there is additionally good walking, fishing and riding to be enjoyed.

AMENITIES

Shopping – market town shopping is available at Northallerton, Bedale, Thirsk, Darlington and Richmond.

Hospitals – the Friarage Hospital is located approximately two miles away at Northallerton and is a renowned Hospital.

Schools – the area is well served by good state and independent schools. Comprehensive schools at Northallerton, Thirsk, Bedale, Richmond and Darlington. Independent Schools at

Polam Hall (Darlington), Hurworth House, Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby and Cundall Manor.

Shooting & Fishing – the property is attractively positioned in an area renowned for its quality shoots and good fishing being within easy reach of the North Yorkshire Moors and North Yorkshire Dales and close to local rivers and ponds.

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 traditional 3-bedroomed brick built with pantile roof, semi detached traditional town house residence which enjoys the benefit of UPVC sealed unit double glazing and gas fired central heating (recently fitted high output combination gas fired boiler). The property has easily managed, low maintenance gardens to front and rear. Internally the property is well laid out and spacious. It is very attractively presented and has the added bonus of large open plan attic which at present is used for storage/overflow bedroom. It offers the potential for additional residential accommodation and would provide a particularly nice teenagers bedsit subject to Purchasers requirements and the necessary building regulations. It is accessed via a drop down loft ladder but there is ample space on the first floor landing for a permanent staircase.

Externally the property enjoys low maintenance gardens with to the front small area of lawn behind hedging and low level ornamental wall. To the rear the property has a stone flagged patio, lawn with chippings seating area. There is close-boarded fencing to all sides providing a nice degree of privacy with attached garage plus additional hard-standing to the front of the garage.

The property is offered chain free and available for early completion. Early inspection is recommended to appreciate the property, its potential and its presentation.

ACCOMMODATION

In through hardwood front door with double glazed etched glass lights and double glazed light at top.

Into:

Entrance Hall
5.26m x 1.19m (17'3" x 3'11")

With a laid wood laminate floor. Ceiling light point. Radiator. Dado rail. Stairs to First Floor. Nice, light and airy hallway.

Sitting Room

4.98m x 4.24m (16'4" x 13'11" max into good sized bay)

Laid wood laminate flooring. Feature fireplace with slate tiled hearth. Hearth mounted multi burning stove. Fitted picture rail. Double radiator. TV point. Ceiling light point. Two wall light points. Telephone point.

Living / Dining Room

3.79m x 4.55m (12'5" x 14'11")

Feature fireplace having hardwood mantle shelf, stone flagged hearth. Bricked exposed surround with inset Montrose wood burning stove. Coved corniced ceiling. Ceiling light point. Fitted dado rail. Double radiator.

Kitchen

3.60m x 2.65m (11'10" x 8'8")

Modern distressed style kitchen comprising good range of base and wall cupboards. Cut marble work surfaces with inset Belfast sink and formed drainers. Perin & Row mixer taps. Space and point for gas range (the Classic 90 Rangemaster is available by separate negotiation). Space and plumbing for auto wash with unit matched front. Built in fridge with unit matched front. Natural slate multi coloured tiled floor. Attractive harlequin tiled splashbacks. Inset ceiling light spots. Double radiator. Arch to understairs store area (2'10" x 7' max) providing an ideal space for storage or space for fridge freezer. Ceiling light point. Telephone point.

Stairs to First Floor with polished mahogany balustrade leading up to landing stained pine spindles with oak balustrade to:

Half Landing

1.73m x 0.97m (5'8" x 3'2")

Access to:

Bathroom

1.77m x 2.66m (5'10" x 8'9")

With white suite comprising light oak panelled bath, fully tiled around with mains shower over. Matching Adelphi wash basin and WC with tiled splashback to rear of wash basin. Shaving mirror. Ceiling light point. Radiator. Wall mounted Airflow extractor fan. Built in airing cupboard housing good shelving and storage.

Main Landing

4.52m x 2.36m (14'10" x 7'9" max)

Ceiling light point. Attic access. Fitted dado rail. Offers great scope for a staircase to second floor where there is good sized attic at present with fitted loft ladder.

Access to bedrooms:

Bedroom 2

3.71m x 3.79m (12'2" x 12'5") max

Into full length mirror fronted fitted wardrobes with good mix of cloaks hanging rails and shelved storage. Laid wood laminate floor. Telephone point. Ceiling light point. Fitted picture rail. Double radiator.

Bedroom 3

3.10m x 2.38m (10'2" x 7'10")

Ceiling light point. Fitted picture rail. Laid wood laminate floor. Double radiator.

Bedroom 1

4.08m x 3.07m (13'5" x 10'1")

With double radiator. Ceiling light point. Fitted picture rail.

Attic Access

With fitted loft ladder which is spring loaded and leads up to:

Second Floor Room

5.23m x 5.18m (17'2" x 17')

With beamed ceiling. Ceiling light point. Twin Velux roof lights. Radiator. Honeyed pine doors to under eaves storage. Presently used for overflow bedroom, workshop, office etc. but could subject to Purchasers requirements and the necessary building regulations be utilised for additional residential accommodation. Ceiling light point. Radiator. Numerous power points etc.

OUTSIDE

Coal Store / Boiler Room

0.94m x 2.84m (3'1" x 9'4")

Wall mounted Worcester 30cdi combination gas fired central heating boiler.

Attached Garage

6.28m x 3.83m (20'7" x 12'7")

Brick built with felt roof. Electrically operated door to front. Concrete hard-standing at the front of the garage. Pedestrian door to rear. Water supply.

GARDENS

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GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment with Northallerton Estate Agency – Tel; (01609) 771959.

TENURE

Freehold with Vacant Possession upon completion.

SERVICES

Mains Water, Electricity and Drainage.

DISTRICT COUNCIL

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.



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- Any plans may not be to scale and are for identification purposes only.
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