

**TO LET ON AN ASSURED SHORTHOLD TENANCY FOR 6/12 MONTHS INITIALLY**

**88 NORTHALLERTON ROAD**  
**BROMPTON, NORTHALLERTON DL6 2QB**



**AN IMMACULATELY PRESENTED, SUBSTANTIAL DETACHED 3-BEDROOMED FAMILY HOUSE WITH GARDENS TO FRONT AND REAR**

- UPVC Double Glazed & Gas Central Heating
- Particularly Well Laid Out and Spacious
- Gardens to Front and Rear
- Long Term Let Preferred
- Available February 2013
- No DSS, No Pets and No Smokers

**RENT: £650.00 Per Calendar Month**

# 88 NORTHALLERTON ROAD, BROMPTON

## SITUATION

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

(All distances are approximate)

**88 Northallerton Road, Brompton** is pleasantly situated on the 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 enjoys a good position, nicely set back from the minor road that runs through to Brompton close to attractive open countryside.

The property occupies a pleasant plot which has under the present ownership enjoyed complete new fencing to rear. The property lies within convenient and easy commuting distance of Northallerton, Bedale, A.1 and A.19 trunk roads Teesside, York and Darlington.

The village of Brompton 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 within 2 miles 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.

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

**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.

**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 substantial, well laid out, spacious and very attractively presented and appointed 3-bedroomed detached traditionally built family residence of character and substance which is situated in a pleasant position in a much sought after and highly desirable residential area close to attractive countryside and yet within easy commuting distance of the major centres.

The property is approached over a tarmacadam driveway which leads to the Detached Garage. The driveway offers hardstanding for a number of vehicles and immediately to the front of the Garage is block paved additional hardstanding area.

The front gardens are given over to lawn with attractive rose and shrub borders, whilst to the rear the gardens extend to newly constructed decking area, attractive area of lawned garden with mature shrub borders and additional block paved seating area plus storage area to the rear of the garden.

## ACCOMMODATION

In through UPVC double glazed front door with etched glass light to side into:

**Entrance Hall**  
**1.52m x 2.01m (5' x 6'7")**

With inset ceiling light spot. Wall mounted double radiator with attractive radiator cover. Mains smoke alarm. Telephone point. Stairs to First Floor. Attractive laid wood laminate floor. Door through into:

**Sitting Room**  
**3.96m x 4.27m (13' x 14') max**

With coved corniced ceiling. Inset ceiling light spots. Double radiator with thermostatic control to side. TV point. Central chimney breast with waist height brushed steel living Legend Aura Pebble flame gas fire surround and insert.

**Dining Area**  
**2.44m x 2.62m (8' x 8'7")**

With coved corniced ceiling. Inset ceiling light spot. Double radiator. Sliding double glazed patio doors out to rear garden.

Archway leads into:

## **Kitchen**

**2.54m x 2.52m (8'4" x 8'3") max**

With newly fitted kitchen comprising attractive cherry wood base cupboards and drawers topped with granite effect work surfaces with inset Belling Synergy brushed steel 4 ring gas hob with Belling brushed steel multi function oven and grill beneath. Stainless steel chimney extractor hood and splash-back. Inset 1 ½ bowl single drainer stainless steel sink unit. Space and plumbing for auto wash. Space and point for fridge freezer. Built in shelved storage cupboard with folding doors to front and UPVC door with etched glass light leading out to side. Inset ceiling light spots and UPVC double glazed window to rear.

Stairs to First Floor With painted balustrade leading up to:

## **Landing**

With wrought ironwork and topped with safety rail. Attic access. Inset ceiling light spots and mains smoke alarm. Boiler cupboard housing Worcester 28I gas fired combi boiler. Large picture window.

## **Bedroom 1**

**3.66m x 3.10m (12' x 10'2")**

With built in bedroom furniture comprising 2 x double wardrobes both with shelved storage over, one with drawer storage beneath and one with shoe storage beneath plus unit matched dressing mirror. Quality units with folding doors to front. Inset ceiling light spots, radiator, Telephone point.

## **Bedroom 2**

**2.54m x 3.08m (8'4" x 10'1")**

Built in 2 x double wardrobes with shelved storage above and good storage area beneath with 2 x twin doors to front. Inset ceiling light spots and radiator.

## **Bedroom 3**

**2.03m x 2.44m (6'8" x 8')**

With built in double wardrobe having cloaks hanging rail with extensive storage beneath. Radiator. Inset ceiling light spots.

## **Bathroom**

**1.67m x 2.03m (5'6" x 6'8")**

With newly fitted white suite comprising panelled bath, which is fully tiled around and has a wall mounted Gainsborough 9.5E electric shower. Matching wash basin and WC with tiled splash-backs to washbasin. Inset ceiling light spots and wall mounted radiator.

## **OUTSIDE**

Adjacent to the driveway there is a built in storage cupboard.

## **Garage**

**2.38m x 5.64m (7'10" x 18'6")**

Brick built with felt roof. The roof is newly fitted and re-felted. With concrete floor, light and power. Pedestrian door to rear giving access out to the garden.

## **Garden**

The rear garden is given over to attractive area of newly constructed decking, area of lawned garden with mature shrub borders, additional block paved seating area and storage area to rear of garage.

## **GENERAL REMARKS AND STIPULATIONS**

### **RENT**

**£650.00** per calendar month.

### **BOND**

The Tenant will be required to pay a Bond of **£700.00**. This sum will be returnable to the Tenant when he/she vacates the property provided that the Tenant has left the property in a clean and tidy condition and has not caused any damage to the property, subject to normal wear and tear and subject to all rents being paid up to date.

### **PERIOD OF LETTING**

6/12 months initially on an Assured Shorthold Tenancy

### **VIEWING**

By appointment through the Agents – Northallerton Estate Agency – Tel: (01609)771959.

### **REFERENCES**

The Letting Agents will require references. Seriously interested parties should contact the Letting Agents for a form (one form per single person), which is to be completed and returned to them together with a cheque for **£30.00** per person.

### **AGENTS FEES**

The Tenant will pay the agents fees in preparing the Agreement in the sum of **£180.00**.

### **GARDENS**

The gardens and grounds are to be kept in a clean and tidy condition at all times.

### **SERVICES**

Mains Water, Electricity, Gas and Drainage.

### **COUNCIL TAX BAND**

The Council Tax will be payable by the Tenant. We are verbally informed by Hambleton District Council that the Council Tax Band is C.



**Energy Performance Certificate**

88, Northallerton Road  
Brompton  
NORTHALLERTON  
DL6 2QB

Dwelling type: Detached house  
Date of assessment: 14 October 2008  
Date of certificate: 14 October 2008  
Reference number: 8738-6420-5399-8244-9092  
Total floor area: 70 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
C	D	D	C

Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	242 kWh/m <sup>2</sup> per year	210 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.8 tonnes per year	2.4 tonnes per year
Lighting	£62 per year	£31 per year
Heating	£345 per year	£325 per year
Hot water	£82 per year	£72 per year

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**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.

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