

**26 THE GREEN
BROMPTON, NORTHALLERTON DL6 2QT**



**A SUBSTANTIAL 4-BEDROOMED ARCHITECTURALLY ATTRACTIVE SEMI
DETACHED VILLAGE RESIDENCE SITUATED ON CENTRAL VILLAGE GREEN
LOCATION**

- Convenient & Attractively Positioned Village Location
- Architecturally Attractive 4-Bedroomed Residence
- Situated in Sought After Central Village Location
- Spacious Accommodation Over Three Floors
- Within Walking Distance of Local Amenities
- Convenient for A19 and Northallerton

Offers in the Region of: £230,000

OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION

26 THE GREEN, BROMPTON DL6 2QT

SITUATION

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

(All distances are approximate)

26 The Green is situated in the centre of the much sought after and very popular 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 occupies a commanding, slightly elevated position in a superb Village Green centre location. It lies within convenient and easy commuting distance of Northallerton, Bedale, A.1, A.19 trunk roads, Teesside, York and Darlington.

The village of Brompton enjoys a good range of local amenities, which extends to local Primary School, Public Houses, Shops and Church 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 a good range of shopping.

The village is ideally placed for commuting with an East Coast main line train station at Northallerton running from 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 from Newcastle, Middlesbrough, Darlington, York, Manchester, Liverpool and Manchester Airport.

The area enjoys excellent commuting via the A.1 and A.19 trunk roads which are within 8 miles easy travelling of the property and offer access to all the major centres of commerce locally and nationally linking into the main arterial road networks of the UK.

There are International Airports at Durham Tees Valley (30 minutes), Newcastle, Leeds/Bradford and Manchester.

Northallerton lies attractively between the North Yorkshire Dales and the North Yorkshire Moors National Parks 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 offer further opportunities of varied and interesting leisure activities.

In and around the village of Brompton there is additionally good walking, fishing and riding to be enjoyed.

AMENITIES

Shooting & Fishing – the property is attractively placed 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 – Thirsk, York, Ripon, Catterick, Sedgefield, Beverley and Doncaster.

Golf – Romanby (Northallerton), Thirsk, Bedale, Catterick, Darlington and Masham

Schools – the area is well served by good state and independent schools. Local comprehensive schools are to be found at Northallerton and Thirsk, whilst independent Schools are to be found at Yarm, Teesside

High, Ripon Grammar, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

Walking & Cycling – the area is well served for attractive walking and cycling with some particularly attractive countryside and scenery around Northallerton.

Leisure Centres – Northallerton, Bedale, Richmond and Darlington.

Additional leisure activities in and around Northallerton can be enjoyed at the local Northallerton Rugby Club, Northallerton Football Club and a number of gyms within the town.

DESCRIPTION

The property comprises a brick built with pantile roof, architecturally attractive 4-bedroomed semi detached family property, which occupies a commanding position in the centre of the village green. The property enjoys the benefit of leaded glass windows and oil fired central heating. Externally it enjoys attractive views to the front over the village green and across to the Church, whilst to the rear it enjoys a fully enclosed rear low maintenance natural stone flagged courtyard with private parking space to the rear.

Internally the property is well laid out and spacious 4-bedroomed accommodation which is arranged over three floors. The property retains a host of original and attractive features and enjoys scope for updating and modernisation subject to Purchasers requirements.

The offering of **26 The Green** offers a rare opportunity for the discerning Purchaser to acquire a substantial village residence in a superb position in a much sought after and highly desirable village. The property is offered chain free and available for early completion. Early inspection is recommended.

ACCOMMODATION

Over cobbles, up stone steps to front door with moulded surround and covering into hardwood front door with etched glass top panels into:

Entrance Vestibule
1.24m x 1.32m (4'1" x 4'4")

With double radiator. Wall mounted cloaks hanging rail. Ceiling light point. Stairs to first floor. Internal hardwood door into:

Living / Dining Room
6.57m x 4.57m (21'7" x 15' max)

With part beamed ceiling. Divided into sitting and dining areas with the sitting area having a feature fireplace built into chimney breast with brick reliefs and backplate, tiled hearth, exposed pine mantle shelf, hearth mounted Jotul multi burning stove. Ceiling light point. Double radiator. TV point.

Dining Area with double radiator and Ceiling light point. Two wall light points. Views out to the rear. Door through to:

Rear Entrance
2.23m x 2.03m (7'4" x 6'8")

With wood laminate floor. 2 ceiling light points. Double radiator. Telephone point. Useful built in cloaks cupboard having twin sliding doors to front, internal cloaks hanging rail with shelved storage above. Door to useful understairs store cupboard with a wall light point.

Downstairs WC

1.37m x 1.03m (4'6" x 3'5")

With WC. Wall mounted wash basin having tiled splashback. Ceiling light point. Low level single radiator.

Door from rear Entrance Hall leads into:

Kitchen / Diner

3.17m x 6.55m (10'5" x 21'6")

Beamed ceiling. Six ceiling light points. Range of base cupboards topped with work surfaces and having an inset single drainer, single bowl coated sink unit with mixer tap over. Space and point for electric cookers or stove with extractor hood over. Double bay radiator. Space and plumbing for auto wash. Extensive space for additional appliances. Space and point for dishwasher. Door to side leads into:

Utility Room

1.85m x 2.10m (6'1" x 6'11")

With shelved storage beneath which is space and plumbing for auto wash. Ceiling light point. Opaque glazed window to side. Stripped pine door through into:

Snug

4.57m x 23.10m (15' x 6'11") max into bay

Ceiling light point. Attic access. Double radiator. TV point. Telephone point. Hardwood door to side with opaque glazed top panels.

FIRST FLOOR

Balustrade leading up to:

Landing

4.06m x 2.23m (13'4" x 7'4") max

With stairs to second floor. Understairs storage area. Ceiling light point.

Bedroom No.1

4.52m x 3.88m (14'10" x 12'9") max into wall length quality fitted bedroom furniture comprising triple robe with cloaks hanging rail and shoe storage rails with shelved storage over. Double wardrobe with hanging rail and storage plus useful shelved cupboard storage to side. Central dressing table with two drawers under and light over. Ceiling light point. Wall light point. TV point. Double radiator. Door through to:

Dressing Room / Potential En Suite

2.35m x 2.15m (7'9" x 7'1")

Ceiling light point. Double radiator.

Bedroom No. 2

3.91m x 4.06m (12'10" x 13'4") max into recess

Coved corniced ceiling. Ceiling light point. Wall light point. Overbed light pull. Useful recess suitable for built in wardrobes etc. Double radiator. Superb views over the village green.

Bathroom

2.08m x 2.18m (6'10" x 7'2")

Panelled sunken bath. Fully tiled around with Triton mains shower. Corner pedestal wash basin with tiled splashback. Radiator. Coved corniced ceiling with inset ceiling light spots. Ceiling light pull. Built in shelved airing cupboard.

Separate WC

1.16m x 0.94m (3'10" x 3'1")

Half tiled with WC. Ceiling light point.

Stairs to Second floor have pine balustrade and spindles leading up to:

Landing

3.17m x 0.86m (10'5" x 2'10")

Beamed with ceiling light point and gives access to:

Room 1

3.71m x 3.96m (12'2" x 13')

Velux roof light. Double radiator. Doors to useful undereaves store areas. Corner built in twin cloaks hanging rails.

Room 2

4.06m x 2.92m (13'4" x 9'7")

Ceiling light point. Beamed ceiling. Attic access. Door to undereaves store area. Double radiator. Ceiling light point. TV point. Useful potential office / En Suite area.

GARDENS

At the rear of the property is a natural laid stone parking area together with a gated rear access. There is a natural laid stone flagged patio and walkway to rear door. There is a raised shrubbery and chippings seating area. Brick and stone walls with hedged backing provide a high degree of privacy.

GENERAL REMARKS & STIPULATIONS

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

SERVICES - Mains Water, Electricity, Gas and Drainage.

TENURE – Freehold with Vacant Possession upon completion.

COUNCIL TAX BAND – We are verbally informed by Hambleton District Council that the Council Tax Band is D. The current charge is £1459.86 per annum.

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



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- 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.
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