

10 WATER END
BROMPTON, NORTHALLERTON DL6 2RL



DECEPTIVELY SPACIOUS, DELIGHTFUL 3-BEDROOMED MID TERRACED COTTAGE ATTRACTIVELY SITUATED OVERLOOKING THE GREEN AT WATER END, BROMPTON

- UPVC Sealed Unit Double Glazing
- Gas Fired Central Heating
- Beautifully Maintained & Improved
- Patio Garden to Rear
- Convenient Village Location
- Easy Access to the A.19

Offers in the Region of: £179,950

10 Water End, Brompton, Northallerton DL6 2RL

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)

10 Water End, Brompton is very pleasantly and attractively 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 an attractive location, looking over the expanse of grass with beck running through it that is Water End at Brompton. This area is close to and within easy access of particularly attractive open countryside.

The property is full of character and has been maintained and improved to a very high standard by the present owners.

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 convenient 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.

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.

Bus Service – there is a regular bus service with access to Northallerton and Darlington.

Schools – the area is well served by good state and independent schools. Comprehensive schools at Northallerton (1/2 mile),

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

10 Water End comprises a brick rendered 3-bedroomed mid terraced cottage property enjoying the benefit of deceptively spacious accommodation, UPVC sealed unit double glazing and gas fired central heating. The property has pantile roof, has been well maintained and improved by the present owners and is offered in immaculate condition.

In through UPVC sealed unit double glazed front door with top leaded and etched glass panel into:

Entrance Vestibule
0.98m x 1.27m (3'3" x 4'2")

With laid oak floor. Ceiling light point. Internal light oak door with clear top panel into:

Sitting Room
5.96m x 4.39m (19'7" x 14'5") max into chimney breast alcove

With deep bay window to front with large display window ledge and panelled ceiling. Feature fireplace comprising cut granite hearth, light oak mantle shelf with cast fire surround, inset basket and grate. Central archway. Ceiling light point. 3 wall light points. TV and telephone points. 2 double radiators. Door through to:

Inner Hallway with stairs to first floor and ceiling light point. Built in shelved store cupboard. Step up to:

Dining Kitchen
3.98m x 4.62m (13'1" x 15'2")

With extensive fully fitted light oak kitchen enjoying Rene Mackintosh inspired door fixings. Marble effect work surfaces and splashbacks with inset 1 ½ bowl single drainer sink unit with mixer tap over. Built in brushed steel and a glass fronted double oven and grill. Work surface inset four ring Schott ceran hob. Coved ceiling. Inset ceiling light spots. Space and point for fridge freezer. Space for additional appliance. Light oak flooring. Door to understairs store cupboard with useful shelving. Window overlooking rear garden. Feature chimney breast with natural stone flag hearth, brick surround and inset Tiger wood burning stove. Door to:

Utility Room
2.13m x 2.10m (7' x 6'11")

With fitted base unit with inset single drainer, single bowl stainless steel sink unit with mixer tap over. Space and plumbing for auto wash. Fitted work surface with space beneath for dryer, additional appliance etc. Light oak fronted range of cupboards. Tiled splashbacks. Laid wood laminate floor. Double radiator. UPVC sealed unit double glazed door to rear. Ceiling light point.

Stairs to First Floor have exposed and polished pine staircase with balustrade leading up to:

First Floor Landing

With varnished pine railing with painted spindles opening up onto:

Main Landing
4.93m x 1.54m (16'2" x 5'1")

Light oak flooring. Double radiator. Inset ceiling light spots. Coved ceiling with attic access. Rebate with former fireplace having brick surround, natural laid stone hearth at present is ornamental. Access to:

Bedroom No. 2
3.25m x 3.20m (10'8" x 10'6")

With coved ceiling and ceiling light point. Double radiator.

Bedroom No. 3
3.68m x 2.13m (12'1" x 7')

With coved ceiling. Ceiling light point. Double radiator.



Archway from main landing leads to:

Inner Landing
1.72m x 2.08m (5'8" x 6'10")

With a continuation of the natural light oak flooring. Built in boiler cupboard housing Baxi Combi 105E combination gas fired central heating boiler with useful cupboard storage. Attic access. Inset ceiling light spots. Access to:

Master Bedroom
4.21m x 3.78m (13'10" x 12'5")

With ceiling light point. Double radiator. Ornamental feature fire surround comprising painted surround and mantle shelf, inset cast surround and grate. Useful chimney breast alcove shelved storage. Door to:



En Suite Shower Room
2.15m x 0.81m (7'1" x 2'8")

Comprising fully tiled shower cubicle with folding door. Triton Opal electric power shower. Matching wash basin and WC. Ceiling light point. Greenwood Airvac extractor fan. Painted wood panelled floor.

Main Bathroom

Comprising wood panelled bath, pedestal wash basin, concealed cistern WC. Predominantly tiled. Wood laminate flooring. Radiator.



OUTSIDE

Rear garden is fully enclosed and comprising 2 natural laid stone patios and separate area of chippings.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly through Northallerton Estate Agency – Tel: (01609) 771959.

TENURE

Freehold with Vacant Possession upon completion.

SERVICES

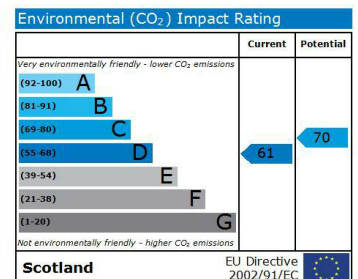
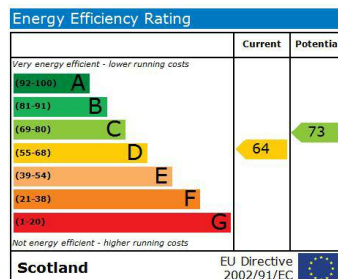
Mains Water, Electricity, Gas and Drainage.

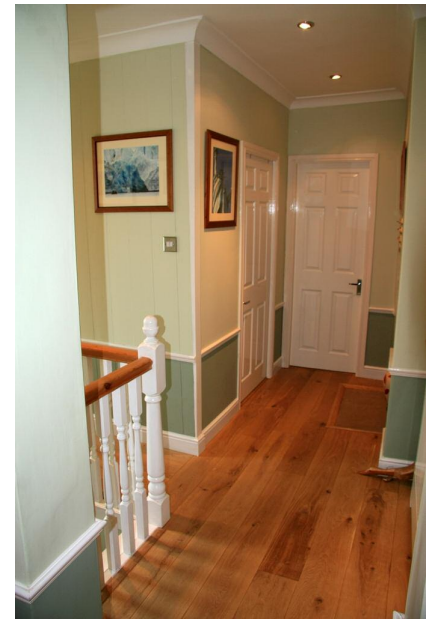
LOCAL AUTHORITY

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire: Tel: (01609) 771959.

COUNCIL TAX BAND

We are verbally informed by Hambleton District Council that the Council Tax Band is C. The current annual charge is £1297.70.





COMMITMENT

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- 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 important 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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