



STATION ROAD, BROMPTON,
NORTHALLERTON
OFFERS IN THE REGION OF £165,000



Northallerton
Estate Agency



Station Road

Northallerton, DL6 2RE

The property comprises a brick built and rendered 3 story 3-bedroom mid terraced property situated in the centre of the village of Brompton within walking distance of the village green, primary school, church, village shop, pub and water end. The property enjoys UVPC double glazing throughout and gas fired central heating.

- 3 Bedroom
- Garage
- Low tax band

- Mid-terrace house
- Highly sought after village location



Entrance

Entering the property up step and through UVPC double glazed door with etched glass panels into the living room.

Living room

Coved ceiling, centre ceiling light point, feature fireplace comprising painted wooden surround and mantle shelf with a tiled hearth, BT Openreach point, TV and phone point, double radiator.

Kitchen

Centre ceiling light point, radiator, range of contemporary base and wall cupboards with granite effect worksurfaces, inset single drain single bowl stainless steel sink unit with quality mixer tap over, unit inset 4-ring gas hob with electric oven beneath, through into utility.

Utility

Fitted base unit with space and plumbing for washing machine and dishwasher, space above for a dryer, space for fridge, ceiling light point, door out to enclosed courtyard.

Downstairs W/C

Concertina door to downstairs duo flush toilet, ceiling light point.

First floor landing

Recessed shelf storage to side with a Baxi condensing combi central heating boiler, ceiling light point, stairs to second floor.

Bedroom 1

Ceiling light point, radiator.

Bedroom 2

Ceiling light point, radiator.

Bathroom

Shower panelled around bath, white panelled bath with thermostatically controlled mains shower, fitted pivoted shower screen, concealed cistern duo flush toilet, unit inset washbasin with cupboard storage beneath and tiled splashbacks, wall mounted mirror fronted bathroom cabinet, shower panelled ceiling with inset spotlights.

Master bedroom

Full width attic room with useful under recessed storage areas, beamed ceiling, ceiling light point, double radiator, TV point, window looking out to the village green.

Courtyard

To the side of the property there is an archway with a concrete walkway through giving access to 2 rear sheds excellent for storage. UVPC double glazed door to a covered area.

Garage

Detached from the house and accessed via a nearby lane.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - B

EPC - E

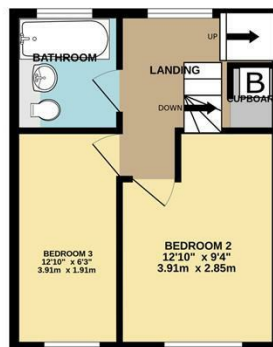


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
516 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.



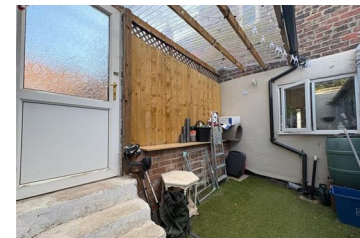
2ND FLOOR
208 sq.ft. (19.4 sq.m.) approx.



TOTAL FLOOR AREA: 1034 sq.ft. (96.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
100-90%	A	82	
81-90%	B		
61-80%	C		
41-60%	D		
21-40%	E		
1-20%	F		
0-10%	G		
Average energy efficient - higher saving costs		52	
England & Wales			

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