



**NORTHALLERTON ROAD, BROMPTON, DL6**

**OFFERS IN THE REGION OF £187,500**



**Northallerton**  
Estate Agency





# Northallerton Road

Brompton, DL6

**LOVELY THREE-BEDROOM EDWARDIAN SEMI-DETACHED FAMILY HOME IN THE POPULAR VILLAGE OF BROMPTON.**

- VACANT POSSESSION / CHAIN FREE
- OPPOSITE ATTRACTIVE PARK
- NORTHALLERTON WITHIN EASY REACH
- SHORT WALKING DISTANCE TO SHOP
- TWO SHOWERS / WC
- PRIVATE REAR COURTYARD
- SPACIOUS ROOMS
- OFF STREET PARKING
- RECENTLY DECORATED



40 Northallerton Road is a spacious, chain-free family home in the picturesque village of Brompton. The property enjoys front-facing countryside views and a private back courtyard with the addition of a space for off-road parking.

The well-presented property benefits from a modern extension, a recent Damp-Proof course, UPVC double glazing, and has been decorated throughout. There is gas-fired central heating. The large bay window in the front room provides a lovely degree of natural light and there is a beautiful feature fireplace with an inset gas fire. Sliding doors allow direct access into the dining room, conveniently leading into the kitchen. Both downstairs rooms are light and airy. The kitchen is a good size, with a range of base and wall cupboards, and has attractive tiled flooring. The kitchen leads to the utility area and then to a convenient downstairs shower / WC.

Upstairs there is a large front bedroom with impressive views, and two further double bedrooms. The bathroom is fully tiled and enjoys a mains shower over

the lovely white panelled bath, a heated towel rail and WC

VIEWING

By appointment through the Agents – Northallerton Estate Agency – Tel. no. (01609) – 771959.

TENURE

Freehold with Vacant Possession on completion.

SERVICES

Mains water, electricity, gas and drainage.

NYCC COUNCIL TAX BAND - C



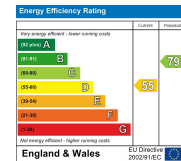


Call us to arrange a viewing on **01609 771959**



NORTHALLERTON ROAD, BROMPTON, NORTHALLERTON, DL6 2QN

TOTAL FLOOR AREA: 1034 sq ft. (96.0 sq.m.) approx.  
 While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 capability or efficiency can be given.  
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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 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.

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