



23 HILTON CLOSE, BROMPTON,
NORTHALLERTON
OFFERS IN THE REGION OF £240,000



Northallerton
Estate Agency



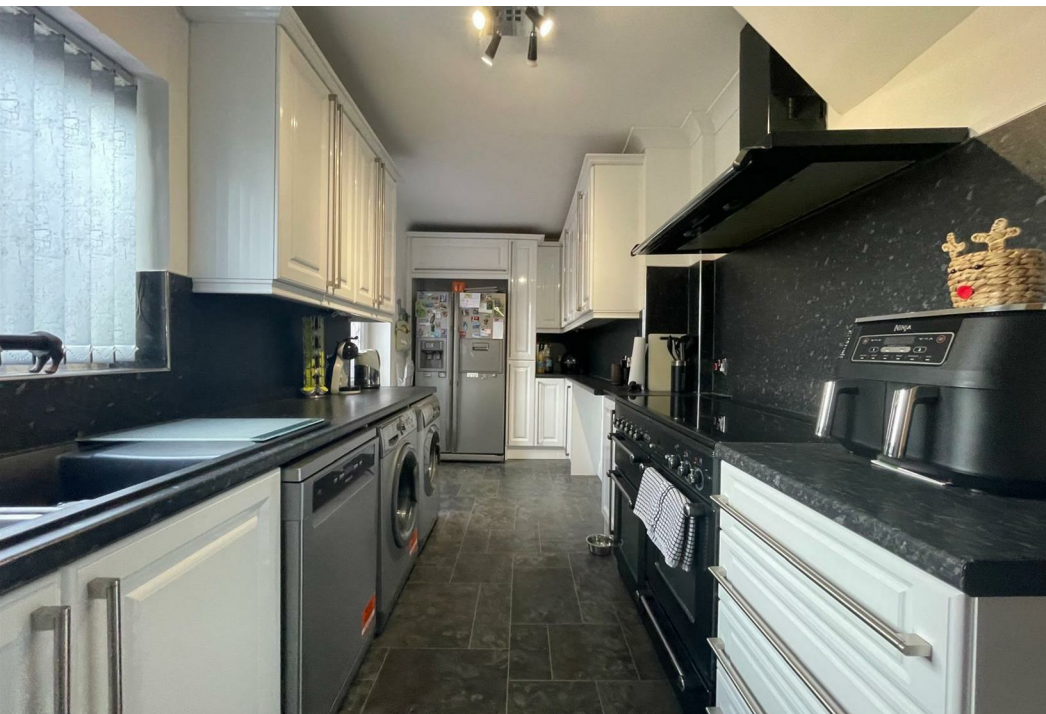
Hilton Close

Northallerton, DL6 2QQ

THIS BRICK BUILT 3-BEDROOM SUBSTANTIAL MID TERRACE FAMILY HOUSE COMPRISES OF FULL UVPC, CONSERVATORY TO REAR, GAS CENTRAL HEATING, LARGE LAWNED GARDEN, ATTRACTIVELY PRESENTED, WELL LAID OUT, QUALITY FITTED KITCHEN AND BATHROOM. THIS WOULD MAKE THE IDEAL FAMILY HOME BEING SITUATED IN THE HIGHLY SOUGHT AFTER BROMPTON, WITHIN WALKING DISTANCE OF BOTH PRIMARY AND SECONDARILY SCHOOL. PRIME LOCATION WITH THE A19 BEING ACCESSIBLE AND MANY SURROUNDING AREAS.

- 3 BEDROOM
- CONSERVATORY
- IDEAL FAMILY HOME

- SUBSTANTIAL MID TERRACE
- HIGHLY SOUGHT AFTER AREA
- WALKING DISTANCE OF MULTIPLE SCHOOLS



ENTRANCE

UVPC LEADED AND ETCHED FRONT DOOR LEADING INTO ENTRANCE HALL COMPRISING OF QUALITY FLOORING THROUGHOUT, QUALITY OAK DOORS THROUGHOUT, STAIRS TO FIRST FLOOR, RADIATOR, CEILING LIGHT POINT, DOOR TO LIVING ROOM, UNDERSTAIRS CUPBOARD.

SITTING ROOM

RADIATOR, TV POINT, CENTRE LIGHT POINT, VINYL FLOOR

KITCHEN

CONTEMPORARY RANGE OF KARDEAN FLOORING, WHITE BASE AND WALL CUPBOARDS WITH BRUSHED STEEL HANDLES, SPACE AND PLUMBING FOR DISHWASHER, WASHING MACHINE, TUMBLE-DRYER, LARGE FRIDGE FREEZER. BENEFIT OF RANGE MASTER STOVE WITH 5 RING GAS HOB WITH ELECTRIC HEATER PLATE TO SIDE, DOUBLE OVEN, GRILL AND WARMER DRAWER, EXTRACTOR OVER WITH LIGHT, GRANITE EFFECT WORKSURFACE AND SPLASHBACK. DOUBLE GLAZED DOOR TO REAR, DOOR TO LIVING ROOM.

LIVING ROOM

DOUBLE RADIATOR, CENTRE CEILING LIGHT POINT, FORMER CHIMNEY BREAST, TV AND PHONE POINT, REAR UPPER GLAZED OAK DOOR THROUGH TO CONSERVATORY, LAMINATE FLOOR.

CONSERVATORY

ENJOYS TILED FLOORING, GLAZED TO 3 SIDES WITH FRENCH DOORS TO SIDE LEADING OUT TO PATIO GARDEN, BENEFIT OF DOUBLE RADIATOR AND POWER, GREAT VIEWS TO REAR.

BEDROOM 1

WALL LENGTH WARDROBES WITH CUPBOARD STORAGE OVER, CEILING LIGHT POINT, RADIATOR.

BEDROOM 2

FULL LENGTH WARDROBE WITH HANGING AND SHELVES, OVER STAIRS STORAGE CUPBOARDS, DOUBLE RADIATOR, CEILING LIGHT POINT.

BEDROOM 3

RADIATOR, RECESSED WITH CLOAK HANGING, ATTIC ACCESS WHICH IS FULLY BOARDED WITH DROP DOWN LOFT LADDER.

BATHROOM

TILED WALLS AND FLOOR, BATH WITH THERMOSTATIC CONTROLLED MAINS, SHOWER OVER WITH DRENCH AND SHOWER ATTACHMENT, UNIT INSET SUPERIOR SINK WITH MIXER TAP, DRAWER AND CUPBOARD WITH, WALL MOUNTED MIRROR FRONTED CABINET, INSET CEILING SPOTLIGHTS, WALL MOUNTED EXTRACTOR AND HEATED TOWEL RAIL, ACCESS TO SEPARATE ATTIC ALSO BOARDED WITH PULL DOWN LOFT LADDER. SEPARATE TOILET FULLY TILED WALLS AND FLOOR, CONCEALED DUO FLUSH TOILET, RADIATOR AND CEILING LIGHT POINT.

GARDENS

FRONT OF THE PROPERTY HAS DROPPED KERB, OPENING UP ONTO CHIPPING AREA, SPACE FOR A COUPLE OF VEHICLES, LOWER-LEVEL PICKET FENCE, ARCHWAY TO SIDE GIVING SHARE ACCESS TO REAR, GATED ACCESS IN REAR GARDEN HAS MULTI USE AREAS, FIRST TO BE BLOCKED SEATING AREA, WOODEN POST AND PLANK HALF LEVEL FENCE WITH GATE INTO LARGER LAWNED GARDEN WITH CONCRETE WALKWAY AND ADDITIONAL CONCRETE HARD STANDING AREA WITH POST AND PLANK AT FAR END OF GARDEN, CURRENTLY BEING USED AS STORAGE AREA WITH SHEDS, WOULD MAKE GREAT ENTERTAINING AREA. THE REAR END OF THE PROPERTY HAS A GOODS MAIN LINE RUNNING BEHIND.

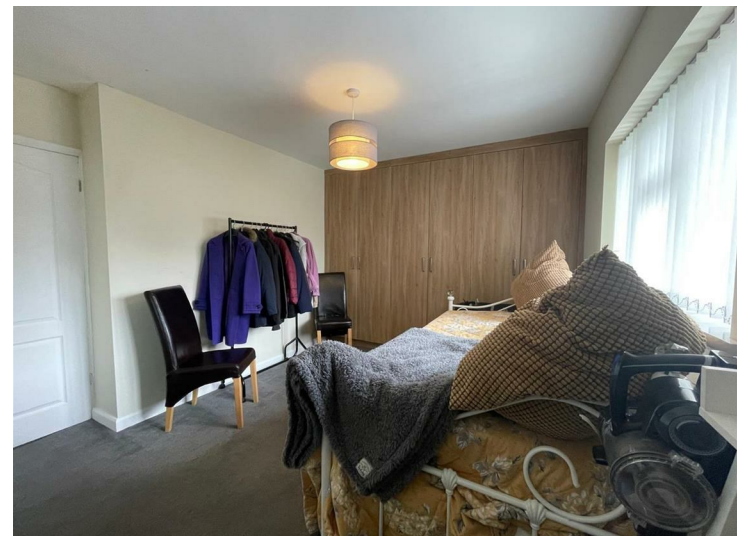
VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

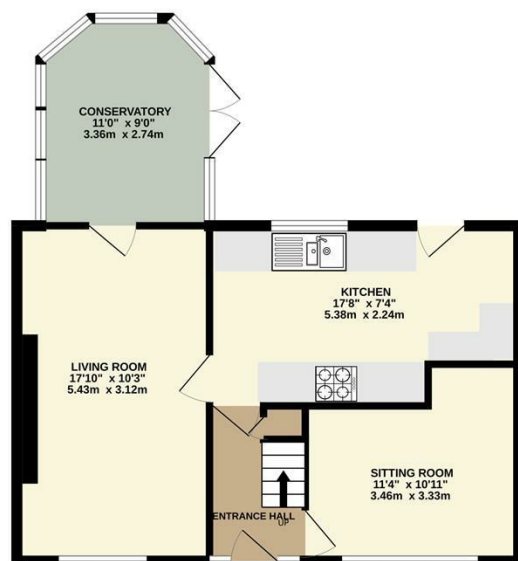
NYCC TAX BAND - B

EPC - TBC

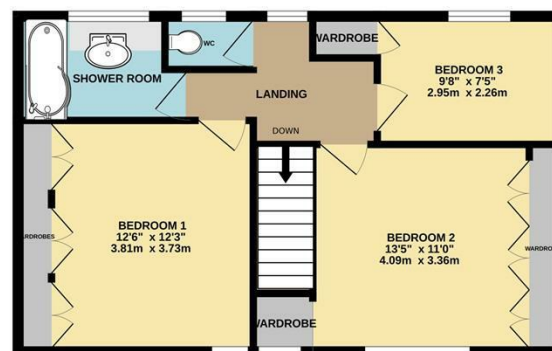


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



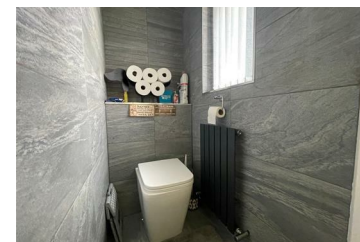
1ST FLOOR
514 sq.ft. (47.8 sq.m.) approx.



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TOTAL FLOOR AREA: 1077 sq.ft. (100.1 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
100-120 kWh/m ² per year	A		
81-100 kWh/m ² per year	B		
61-80 kWh/m ² per year	C		
41-60 kWh/m ² per year	D		
21-40 kWh/m ² per year	E		
1-20 kWh/m ² per year	F		
0-20 kWh/m ² per year	G		
All energy efficient - higher saving costs			
England & Wales		EU Directive 2002/91/EC	

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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.
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