



28 Brompton Road
Northallerton, DL6 1EA

youngsRPS 

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Offers Over: £260,000

A semi detached family home located conveniently for Northallerton town centre. The property comprises two spacious reception rooms, modern kitchen with French doors to the rear garden, three bedrooms and house bathroom. Externally there are gardens to the front and rear, driveway and attached garage/store.

- Semi Detached House
- Three Bedrooms
- Sizable Rear Garden
- Convenient Location
- New Carpets Throughout

youngsRPS 

Northallerton 01609 773004





This recently updated 3 bedroom semi detached property occupies an elevated position and is located conveniently within walking distance of Northallerton town centre. The property is accessed via an entrance porch into hallway with stairs rising to the first floor and door into a useful downstairs WC. There are two generously proportioned reception rooms, one with bay window to front and the other enjoying sliding patio doors accessing the rear garden. The kitchen has been replaced in recent months and comprises grey gloss wall and floor units, laminate worktops, electric oven, grill and gas hob. There is space for a tall fridge freezer and plumbing for a washing machine. French doors lead out from the kitchen to the rear garden. Upstairs there are three bedrooms, two of which are spacious doubles and the other a single with space for additional furniture. The modern house bathroom boasts panel bath with shower over, WC and wash hand basin with vanity unit below. Externally to the rear there is a sizable garden laid mainly to lawn providing a perfect outside space. The garden is enclosed in timber fencing and also enjoys two seating areas laid, one paved and the other artificial grass. To the front of the property there is off street parking on a concrete driveway leading to an attached garage/store with up and over door which is open to the rear.

LOCATION Situated within the popular market town of Northallerton, within walking distance of all the facilities and

amenities the town has to offer. The property is well placed for primary and secondary schooling. The thriving market town has a weekly market which has been running since it was chartered in 1200. The bustling High Street is home to many independent businesses from delicatessens, greengrocers and department stores with larger chains also available. There are ample facilities to make use of including sports clubs, restaurants, pubs, theatre, bowling alley and cinema.

Ideally situated between The Yorkshire Dales National Park and The North Yorkshire National Park, Northallerton is also conveniently located for commuters who can make use of the excellent road and rail networks giving convenient access to Darlington, Newcastle, York, Leeds and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits.

CHARGES North Yorkshire Council Tax Band D.

SERVICES Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water.

TENURE The property is freehold.

VIEWINGS Viewings are strictly by appointment. Please contact the agent on 01609 773004.

AGENT'S NOTES Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



All measurements are approximate and for display purposes only.

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of these services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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