



## Hungate, Brompton-By-Sawdon, YO13 9DW

- Semi-Detached Cottage
- Attractive Rear Garden
- Sought After Village Location
- No Onward Chain
- Council Tax: D

**£250,000**

- Two Double Bedrooms
- Stone Built Car Port
- New Electrics
- EPC: E

Tenure: Freehold

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

# Hungate, Brompton-By-Sawdon

## DESCRIPTION

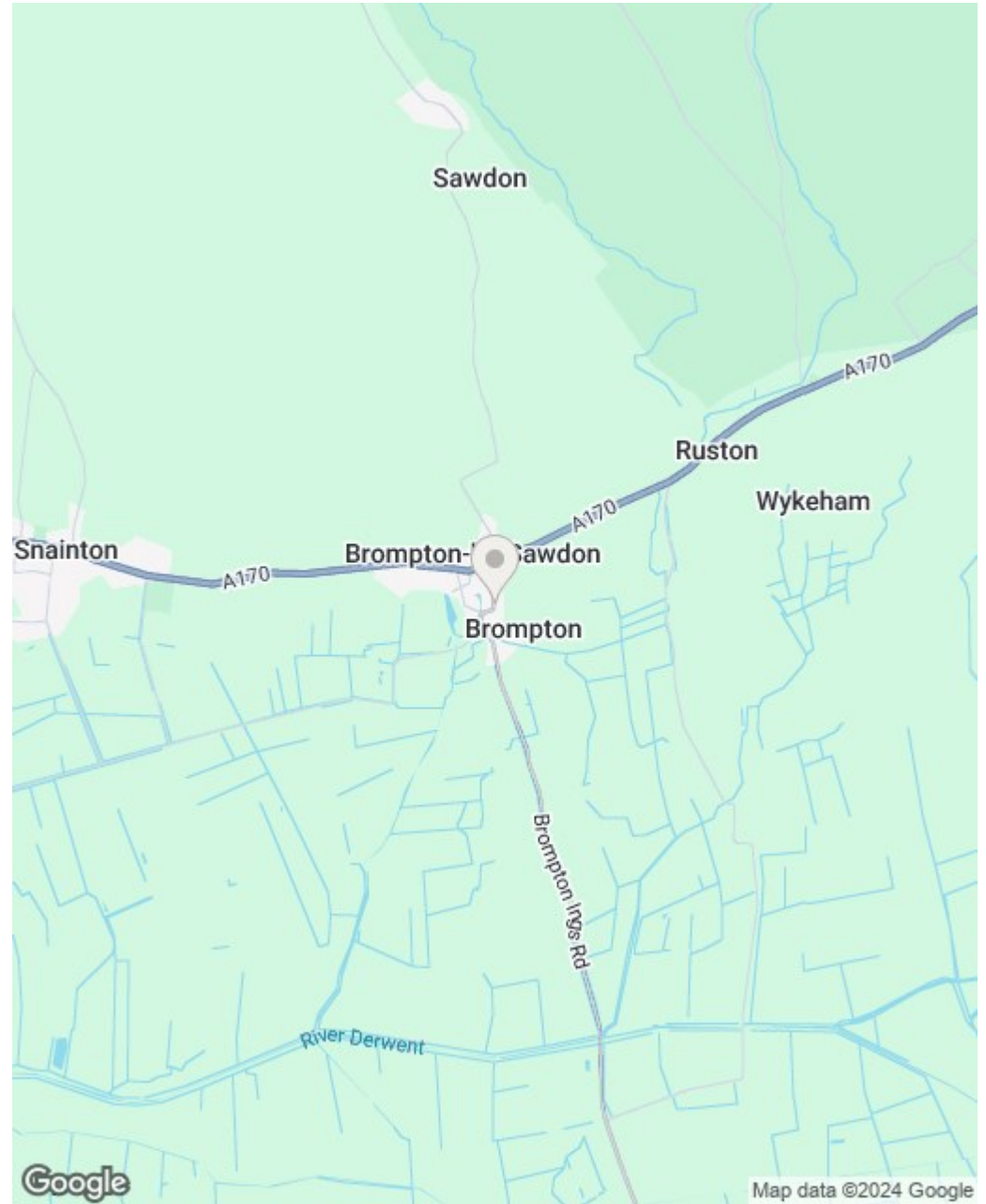
Hunters are delighted to bring to the market this CHARMING STONE BUILT SEMI-DETACHED COTTAGE located in the PICTURESQUE VILLAGE of BROMPTON-BY-SAWDON this WELL PRESENTED home boasts TWO BEDROOMS, ORIGINAL BEAMS, NO ONWARD CHAIN, STONE BUILT CAR PORT, NEW ELECTRICS, MODERN BATHROOM with SEPERATE SHOWER CUBICLE and ATTRACTIVE MULTI- LEVEL LOW MAINTENANCE REAR GARDEN creating the ideal property for A RANGE OF BUYERS including COUPLES, FAMILIES or to be used as A SECOND HOME.

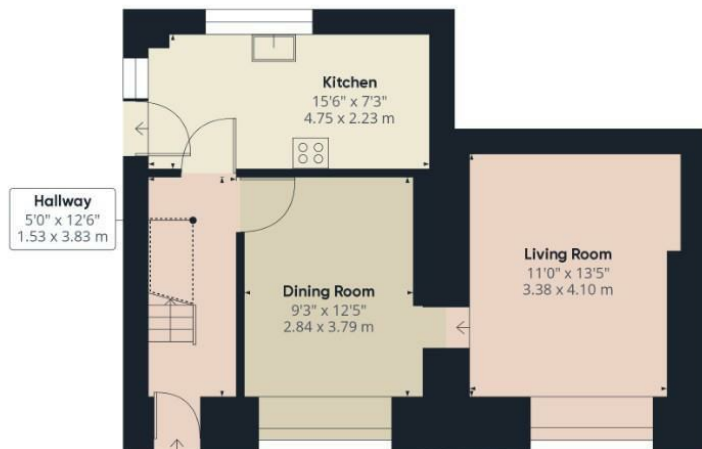
This bright and airy abode briefly comprises of: entrance hall leading to the galley kitchen to the rear, dining room and adjoining spacious living area benefiting from a gas fire. To the upstairs you are welcomed with two double bedrooms, a new stylish family bathroom and separate WC. To the outside of the accommodation is a mulit-level low maintenance manageable rear garden offering a patio area and access to the covered car port with off road parking.

Brompton is a much sought after village with a thriving community feel, lying some nine miles east of Pickering and eight miles west of Scarborough. The village is particularly well served with a highly regarded butcher with village shop and parish church. There is also a well regarded Primary School located within the village. The Brompton Beck rises at the southern edge of the village and makes a charming pastoral scene. Much of the village lies within a Conservation Area and is characterized by pretty period cottages, the historic All Saints Church and Brompton Lake which is well stocked with wild brown trout and where there is abundant wildlife to be found.

This immaculate property is not one to miss, call the office now to arrange a viewing!







Ground Floor



Floor 1

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Approximate total area<sup>(1)</sup>  
919.39 ft<sup>2</sup>  
85.41 m<sup>2</sup>

Reduced headroom  
17.23 ft<sup>2</sup>  
1.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

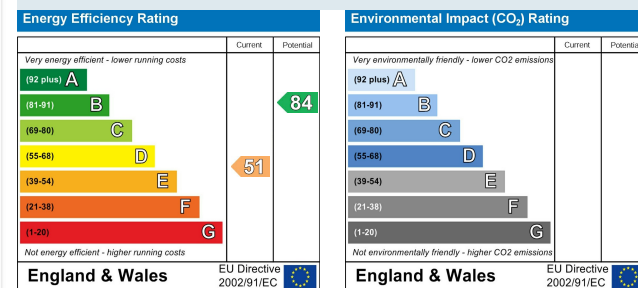
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Council Tax: D

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

### Viewing

Please contact our Hunters Scarborough Office on 01723 336760 if you wish to arrange a viewing appointment for this property or require further information.

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Tel: 01723 336760 Email:

scarborough@hunters.com <https://www.hunters.com>



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