



DE BRUCE ROAD, BROMPTON,  
NORTHALLERTON  
£200,000



Northallerton  
Estate Agency





# De Bruce Road

Northallerton, DL6 2QE

**THREE BEDROOM SEMI DETACHED FAMILY HOME IN THE POPULAR AREA OF NORTHALLERTON WITHIN WALKING DISTANCE TO MAINLINE TRAINS, GOOD SCHOOLS AND THE A19.**

- 3 GOOD SIZED BEDROOMS
- SCOPE TO EXTEND (stpp)
- CHAIN FREE

- GARAGE
- SOUGHT AFTER LOCATION
- NEW ROOF



A lovely brick built family home comprising of 3 bedrooms, a kitchen and a through lounge with French doors off to the garden. The garden is a low maintenance area with a car port and access to garage space. The kitchen area is in need of modernising but has a good range of base and wall cabinets space for washing machine, cooker and under counter fridge. There is a Baxi combi boiler giving heat and hot water throughout the property.

Upstairs has 3 good sized bedrooms 2 with fitted wardrobe and a good sized bathroom with separate shower cubicle and a Triton Tenero electric shower. The landing leads to a loft hatch. The property is in need of modernisation but has scope to extend with the relevant planning permissions.

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**



Energy Efficiency Rating		Current	Potential
	101-120	A	
	81-100	B	
	61-80	C	
	41-60	D	
	21-40	E	
	1-20	F	
	1-10	G	
All energy efficient - higher energy costs All energy inefficient - higher energy costs			
England & Wales		EU Directive 2002/91/EC	

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  - 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.
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  - 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.
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