



27 CHURCH VIEW, BROMPTON,
NORTHALLERTON
AUCTION GUIDE £145,000



Northallerton
Estate Agency



Church View

Northallerton, DL6 2QX

An Attractively Presented 2-Bedroomed Cottage Situated in the Centre of this Sought After Village with Views Overlooking the Church

For sale through the conditional auction method only via our auction partner Auction House North East opening on 13th October 2025 and closing on the 15th October 2025

Guide Price £145,000 +

Alternative (Modern) method of Auction meaning - At the fall of the gavel or acceptance of an offer by the Seller, the Buyer will enter an exclusivity agreement

- UPVC Sealed Unit Double Glazing
- 2-Bedroomed Cottage
- Convenient for Local Amenities
- Gas Fired Central Heating
- Attractive Central Village Location
- Stunning views

Entrance Hall

4'7" x 5'8"

With laminate floor. Beamed ceiling. Ceiling light point. Wall mounted cloaks hooks. Telephone point. Stairs to first floor. Doorway through into:

Living Room

12'11" x 15'0"

With painted beamed ceiling. Ceiling light point. Wall light point. Feature fireplace comprising painted and carved surround and mantle shelf with a cut marble hearth and backplate. Inset living flame gas fire. TV and Sky points. Double radiator. Telephone point. Door to:

Understairs Store Cupboard

2'9" x 4'6"

With wall mounted shelving. Ceiling light point. Useful floor storage area.

From the Sitting room step up to:

Kitchen

10'0" x 10'11"

With a nice range of fitted base and wall cupboards. Work surfaces with inset single drainer, single bowl stainless steel sink unit. Space and plumbing for washer. Space and plumbing for slimline dishwasher. Space for fridge and freezer. Space and point for electric cooker. At present it is proposed the property with come with a Statesman cooker, Fridgemaster fridge and freezer accordingly to tenants requirements. Extractor over cooker. Tiled splashbacks. Picture window overlooking rear yard. Ceiling light point with four point spots. Upper etched glass double glazed door to rear. Archway through into:

Dining Area

6'0" x 6'0"

Ceiling light point. Radiator. Picture window overlooking rear garden.

Stairs to First Floor with painted balustrade leading up to:

First Floor Landing

6'2" x 2'11"

Ceiling light point. Access door to:

Front Bedroom

16'2" x 11'9"

Twin window to front. Ceiling light point. Double radiator. Recessed with inset main Echo Elite combination gas fired central heating boiler. Superb views over the Church.

Bathroom

7'3" x 5'8"

With fully tiled walls around panelled bath with a wall mounted bar mains shower. Matching shell edged pedestal wash basin and WC. Tiled splashback to washbasin. Useful mirror fronted storage cabinet above. Shaver socket to side. Wall mounted heated towel rail / radiator. Access to airing cupboard with shelved storage (please leave this door ajar). Ceiling light point. Attic access. Ceiling light pull. Velux roof light.

Off the landing are two steps up to:

Rear Bedroom

9'7" x 10'2"

Ceiling light point. Radiator. Window to side.

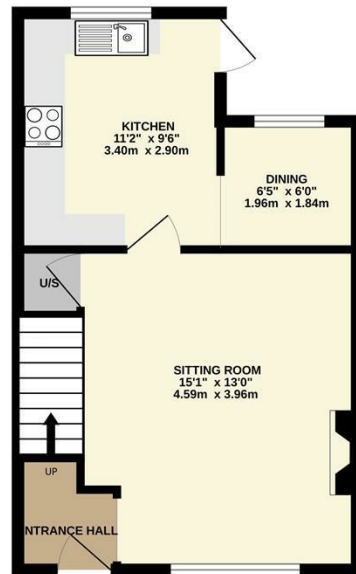
Rear Yard

Predominantly flagged forming attractive patio and seating area with a rear area of loosely cultivated raised beds. Walled gardens to two side and post and plank to the third.

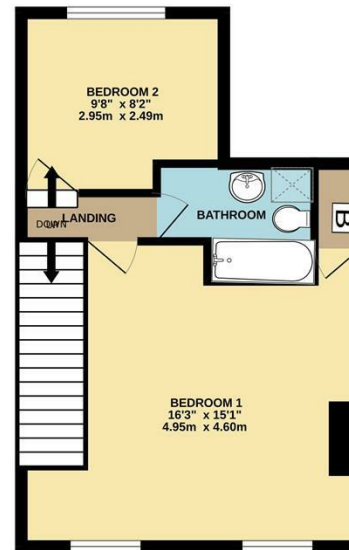


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



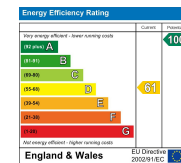
1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



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TOTAL FLOOR AREA : 731 sq.ft. (67.9 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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 - 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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