



13 CHURCH VIEW, BROMPTON

O.I.R.O £295,000



Northallerton  
Estate Agency





# Church View

Brompton, DL6 2QX

THIS PROPERTY IS IN A STUNNING LOCATION RIGHT ON THE VILLAGE GREEN IN BROMPTON AND LOOKS OUT TO THE CHURCH. BROMPTON IS A FANTASTIC LOCATION FOR WALKERS, CYCLING AND FAMILIES ALIKE WITH ITS LINKS TO GREAT SCHOOLS THE A19 AND IN WALKING DISTANCE TO NORTHALLERTON MARKET TOWN.

- STUNNING VILLAGE LOCATION
- UPVC DOUBLE GLAZED WINDOWS AND DOORS
- SNUG / OFFICE SPACE
- 3 BEDROOM
- CONSERVATORY
- FEATURE FIREPLACES



## LIVING ROOM

A GOOD SIZED LIVING ROOM , BEAMED CEILINGS, CEILING LIGHT POINT, 3 X WALL MOUNTED LIGHTS , 2 X DOUBLE RADIATORS, TV AND PHONE POINTS, FEATURE FIREPLACE AND STAIRS TO THE FIRST FLOOR. THERE ARE FRENCH DOORS LEADING INTO THE CONSERVATORY.

## CONSERVATORY

WOOD LAMINATE FLOOR, CEILING LIGHT AND FAN, WALL LIGHTS AND WALL MOUNTED HEATER, DOORS OUT TO THE GARDEN

## DOWN STAIRS WC

WC AND SINK, CLEILING LIGHT POINT

## KITCHEN

RANGE OF BASE AND WALL MOUNTED UNITS, SINGLE SINK AND DRAINER, MIXER TAP, CANDY HOB, HOTPOINT OVER AND GRILL, SPACE FOR DISHWASHER, WASHING MACHINE, FRIDGE FREEZER, EXTRACTOR FAN AND FRENCH DOORS LEADING INTO THE SNUG/DINING ROOM/ OFFICE AREA

## SNUG/ OFFICE/ DINING ROOM

COVED CEILING, FEATURE FIREPLACE, CEILING LIGHT POINT AND DOUBLE RADIATOR

## BEDROOM 1

SITUATED AT THE FRONT OF THE HOUSE WITH STUNNING VIEWS OVER THE GREEN AND THE CHURCH, CEILING LIGHT POINT, DOUBLE RADIATOR, FEATURE FIREPLACE, FITTED ROBES AND TV POINT

## BEDROOM 2

AGAIN SITUATED AT THE FRONT OF THE HOUSE WITH STUNNING VIEWS OVER THE GREEN AND THE CHURCH, CEILING LIGHT POINT, DOUBLE RADIATOR, FEATURE FIREPLACE, FITTED ROBES .

## BEDROOM 3

VELUX CEILING WINDOW AND CEILING LIGHT POINT, DOUBLE RADIATOR AND CENTRAL BEAM.

## BATHROOM

WHITE SUITE WITH A BALL AND CLAW BATH, SHELL EDGE SINK , WC AND TRITON T80Z SHOWER. THERE IS ALSO A CUPBOARD HOUSING A BAXI 800 CONDENSOR COMBI BOILER

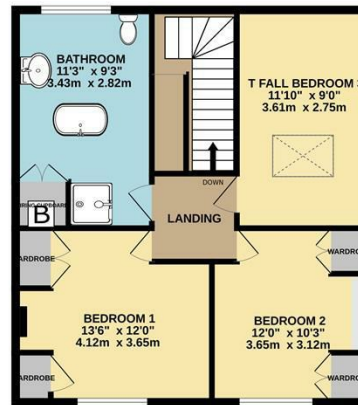
THERE IS A RIGHT OF WAY ACCESS FOR NUMBER 12 FOR BINS AND FUEL ONLY





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

1ST FLOOR  
653 sq.ft. (60.7 sq.m.) approx.

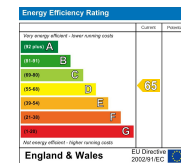


13 CHURCH VIEW, BROMPTON, NORTHALLERTON. DL6 2QX

TOTAL FLOOR AREA: 1476 sq.ft. (137.1 sq.m.) approx

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143 High Street, Northallerton, North Yorkshire, DL7 8PE

T: 01609 771959

E: [sales@northallertonstateagency.co.uk](mailto:sales@northallertonstateagency.co.uk)

[www.northallertonstateagency.co.uk](http://www.northallertonstateagency.co.uk)



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