



THE GREEN, BROMPTON, NORTHALLERTON

£500,000



Northallerton
Estate Agency



The Green

Northallerton, DL6 2QT

THIS PROPERTY IS A TRADITIONAL BRICK AND COBBLE COTTAGE IN THE SOUGHT AFTER LOCATION OF BROMPTON VILLAGE. THIS SALE IS FOR 2 HOUSES WITH THE POTENTIAL TO SPLIT INTO 3 SELF CONTAINED COTTAGES. OAK FRAMED CAR PORT AND GARAGES, VERY LARGE GARDEN.

- **POTENTIAL DEVELOPMENT STPP**
- **2 OR 3 HOUSES IDEAL FOR B&B OR SPLIT FAMILY LIVING**
- **SOUGHT AFTER VILLAGE LOCATION**
- **DETACHED OAK FRAME OUTBUILDING / GARAGE**
- **LARGE GARDENS TO THE REAR**
- **GAS FIRED CENTRAL HEATING**



COTTAGE 9A

UPVC WINDOWS, GAS FIRED CENTRAL HEATING, LIVING ROOM WITH FEATURE FIREPLACE AND STAIRS UP TO FIRST FLOOR. THROUGH A DOOR TO THE REAR OF THE LIVING YOU ENTER INTO A LARGE UTILITY ROOM. TO THE RIGHT IS A LARGE STORAGE CUPBOARD WITH LIGHT AND POWER AND TO THE LEFT IS A RANGE A BASE UNITS WITH SPACE FOR WASHING MACHINE AND FRIDGE FREEZER. ADJACENT TO THE UTILITY IS THE KITCHEN DINER WITH CREAM BASE AND WALL UNITS INSET SINK AND DRAINER, SLIMLINE DISHWASHER, 4 RING HOB AND OVEN BELOW. FRENCH DOORS OUT TO THE REAR GARDEN WITH PATIO AND LAWN AREA. ON THE FIRST FLOOR THERE IS A LARGE BEDROOM WITH BUILT IN WARDROBE AND A BATHROOM TO THE REAR WITH CORNER SHOWER UNIT AND MAINS BAR SHOWER, WC AND WASH BASIN.

COTTAGE 10

ENTRANCE VIA UPVC FRONT DOOR INTO ENTRANCE HALL WITH CUPBOARD. INTO THE LIVING ROOM WITH FEATURE FIREPLACE DOOR TO THE REAR INTO A REAR HALLWAY WITH STAIRS TO FIRST FLOOR A SEPERATE WC AND OPPOSITE INTO AN ACCESSIBLE BATHROOM WITH EASY ACCESS BATH, SHOWER CUBICLE AND WASH BASIN. FROM THE LIVING ROOM IS A DOOR LEADING INTO A LARGE KITCHEN/ DINING ROOM WITH WALL AND BASE UNITS, 4 RING HOB AND OVEN BELOW, SINK AND DRAINER AND 2 X CUPBOARDS WITH DOOR LEADING INTO A UTILITY ROOM WHICH COULD BE RE-PURPOSED TO AN OFFICE OR LIVING ROOM AND WITH STAIRS UP TO FIRST FLOOR. FROM THE REAR OF THE KITCHEN IS A GOOD SIZED CONSERVATORY AND DOOR INTO THE GARDEN. FIRST FLOOR TO THE LEFT OF THE HOUSE IS A LARGE BEDROOM WITH FITTED ROBES TO TWO SIDES A DOOR INTO A WC WITH

WASH BASIN.

FIRST FLOOR TO THE RIGHT STAIRS INTO A LARGE BEDROOM WITH CAST IRON FEATURE FIREPLACE A DOOR INTO BEDROOM 2 AND FROM THAT A BATHROOM WITH BATH, OVERHEAD SHOWER, WC AND WASH BASIN. THIS PROPERTY CAN EASILY BE MADE INTO A 10A AND 10 WITH THE CLOSURE OF THE LIVING ROOM DOOR INTO THE KITCHEN THUS MAKING 3 SELF CONTAINED COTTAGES.

GARDEN

SUBSTANTIAL GARDENS WITH PATIO, LAWNS AND A LARGE OAK FRAMED BUILDING WITH CAR PORT AND GARAGE. THIS PLOT COULD BE EXTENDED SUBSTANTIALLY WITH PLANNING PERMISSION.

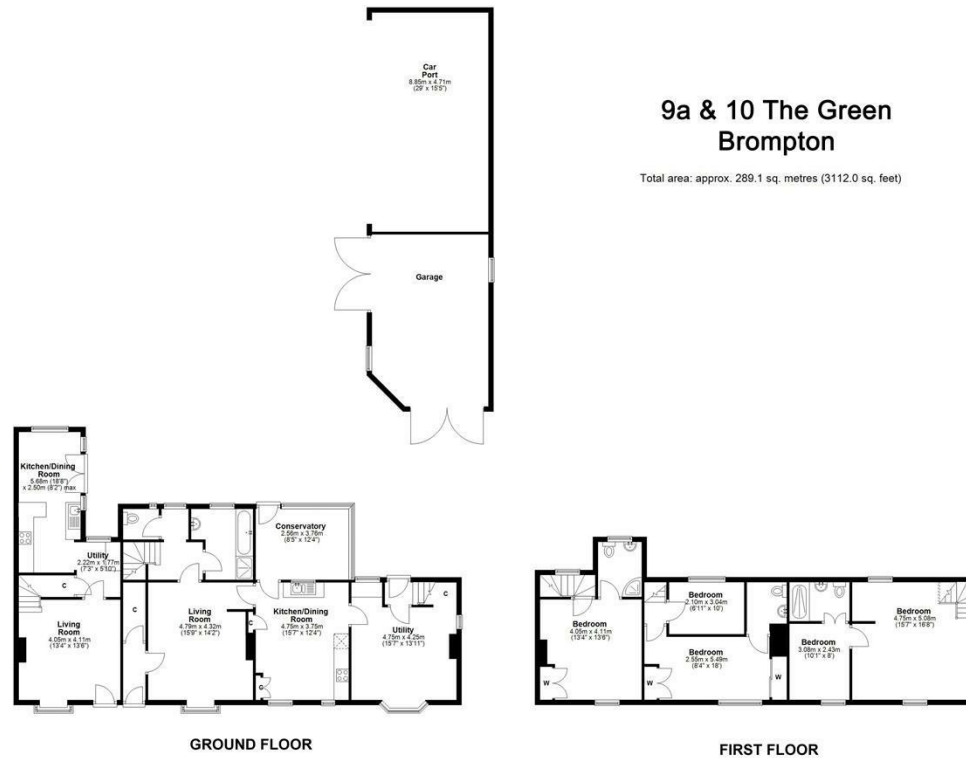
THERE IS A POTENTIAL TO RENT 9A THE GREEN AS A SELF CONTAINED RENTAL PROPERTY AND WOULD EXPECT TO REACH AROUND OR UPTO £675PCM

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD
SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE
NYCC TAX BAND - A
EPC - C FOR BOTH



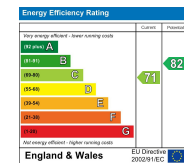
Call us to arrange a viewing on **01609 771959**



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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