

21 HUNGATE BROMPTON BY SAWDON



**A delightful character cottage, with nicely proportioned and well presented accommodation.
Sheltered courtyard garden and off-street parking.**

Almost 1,000 square feet of accommodation:
Entrance Hall – Sitting Room – Living/Dining Room – Galley Kitchen
Two first floor bedrooms – re-fitted bathroom with shower room.
Recently landscaped, sheltered courtyard garden.
Off-street parking

GUIDE PRICE £268,000

A comfortable and cosy country cottage, located within one of the area's most picturesque and sought after villages.

21 Hungate has been in the same ownership for over 30 years and has been well maintained and updated over this time, with recent improvements including a modern new bathroom with separate shower room, updated electrics, and landscaping to the sheltered courtyard garden. The cottage has the rare benefit of off-street parking to the side.

The accommodation amounts to just under 1,000 square feet and comprises; entrance hall, galley kitchen to the rear, front facing dining room and adjoining sitting room with gas fire. Upstairs are two generous double bedrooms, the stylish re-fitted bathroom and separate WC.



Brompton is a sought after village, 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 characterised 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.

ACCOMMODATION

ENTRANCE HALL

Painted timber front door with diamond pane glass pane. Beamed ceiling. Radiator. Stairs to the First Floor with open under stairs area. Electric fuses.

DINING ROOM

3.80 m (12'6") x 2.88 m (9'5")

Casement window to the front. Exposed beams. Radiator. Feature alcove.



SITTING ROOM

4.10 m (13'5") x 3.56 m (11'6")

Stone fireplace housing a gas fire. Casement window to the front. Exposed beams. Radiator. Feature alcove. Television point.



KITCHEN

5.12 m (16'10") x 2.21 m (7'3")

Range of matching base and wall units with tiled splash backs and incorporating stainless steel sink with mixer tap. Integrated Bosch electric oven. Four ring halogen hob with extractor hood over. Automatic washing machine point. Dishwasher point. Radiator. Ceramic tiled floor. Window

overlooking the garden to the rear. Timber stable door to the side. Casement window to the side. Cupboard housing the Vaillant gas fired central heating boiler.



FIRST FLOOR

4.62 m(15'2") x 1.50 m(4'11") max

Window to the side. Radiator. Large fitted cupboard.

SEPARATE WC

1.60 m(5'3") x 1.00 m(3'3")

Low flush WC. Casement window to the rear. Radiator.

BEDROOM ONE

3.71 m(12'2") to cupboards x 3.53 m(11'7")

Window to the front with deep sills. Radiator. The far wall is lined by a range of fitted cupboards with hanging and storage space. Loft inspection hatch.



BEDROOM TWO

3.70 m(12'2") x 3.20 m(10'6")

Window to the front with deep sills. Radiator. Fitted cupboard.



BATHROOM

3.41 m(11'1") x 1.64 m(5'5")

Bath with tiled surround. Separate walk-in shower cubicle with dual rain head shower. Wall hung wash hand basin with fitted drawers. Tiled walls. Heated ladder towel rail. Casement window to the rear. Radiator.



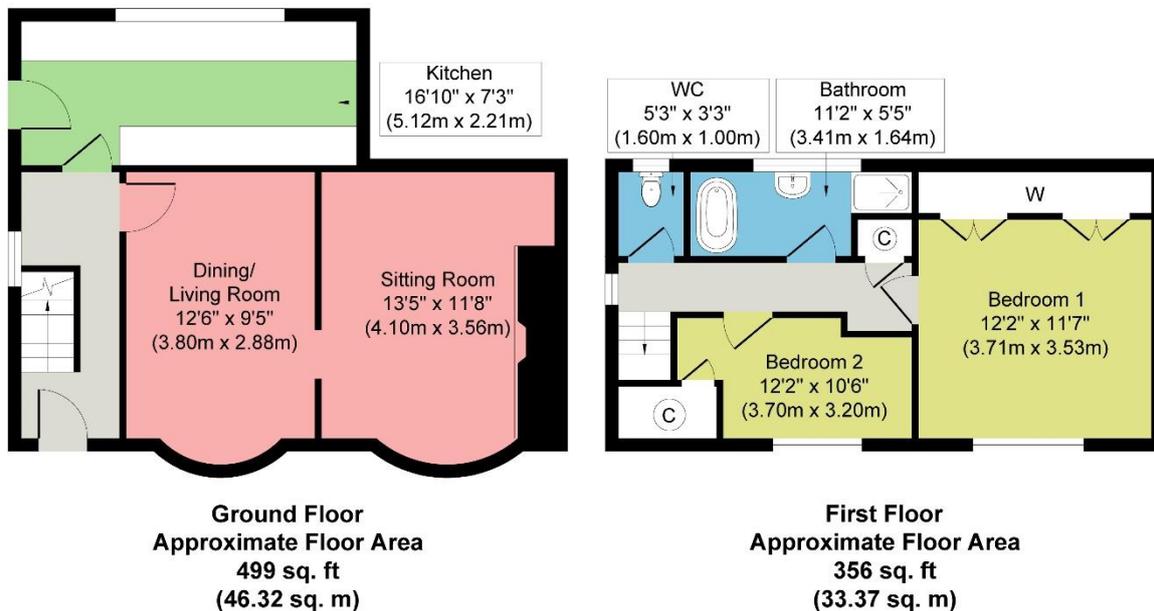
GARDEN

The rear garden is a sheltered and sunny space, designed to be low maintenance with two separate screened off seating areas. The terraced area is ideal for container gardening and has been planted with rockery shrubs to provide splashes of colour and interest.

CARPORT

6.30 m(20'8") x 2.90 m(9'6")

Covered drive to the side of the property. Gas meter in concealed cover. Door to the kitchen.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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GENERAL INFORMATION

Services: Mains water, drainage and electric. Central heating is mains gas.

Council Tax: Band D

EPC: TBC

Tenure: We understand that the property is freehold and that vacant possession will be granted upon completion

Please note: There is a bin & barrow right of way for the neighbouring property to cross the rear of No 21.

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.