



40 BRIDGE ROAD
BROMPTON ON SWALE, DL10 7HS

£139,950
FREEHOLD

A Semi Detached Bungalow within this popular easily accessible and popular village, Requires modernisation. Entrance Hall, Lounge/Dining Room, Kitchen, 2 Bedrooms, Bathroom/WC, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band B. EER D67. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

40 BRIDGE ROAD

- 2 BEDROOMS • EASILY ACCESSIBLE VILLAGE • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING • FRONT AND REAR GARDENS • REQUIRES MODERNISATION • NO ONWARD CHAIN



DESCRIPTION

A Semi Detached Bungalow within this popular easily accessible and popular village, Requires modernisation. Entrance Hall, Lounge/Dining Room, Kitchen, 2 Bedrooms, Bathroom/WC, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band B. EER D67. NO ONWARD CHAIN.

ENTRANCE HALL

Radiator, access to loft space with drop down hatch and ladder and which contains the gas fired WORCESTER boiler. Upvc double glazed external door. Doors to Lounge, Kitchen, Bedrooms and Bathroom/WC.

LOUNGE/DINING ROOM

Coal effect electric fire with marble surrounds and Adam style mahogany mantle, radiator. Upvc double glazed window to front. Door to Hall.

KITCHEN

Tiled surrounds, single drainer sink unit with mixer tap, laminate work surfaces, cream cupboards and drawers, built in electric oven and 4 ring electric hob with cooker hood over, fridge/freezer space, plumbing for washing machine, ceiling halogens, wood effect laminate floor, radiator, cupboard containing electric meter and fuse board. Upvc double glazed window to rear. Upvc double glazed external door. Doorway to Hall.

BEDROOM 1

Radiator. Upvc double glazed window to rear. Door to Hall.

BEDROOM 2

Radiator. Upvc double glazed window to front. Door to Hall.

BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath with electric shower over and folding screen, wc, radiator. Upvc double glazed window to side. Door to Hall.

OUTSIDE

Front Garden

Lawn, flower bed, hedgerow, path, gas meter box.

To the side

Path, light.

South Facing Rear Garden

Lawn, flower bed, timber garden, cold water tap, personnel gate to rear.

SERVICES

Mains electricity, gas, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title is unregistered.

Local Authority - North Yorkshire Council – Tel: 0300 1312131

www.northyorks.gov.uk

Broadband and Mobile Phone Coverage – please check using this website

<https://checker.ofcom.org.uk>

Property Reference – 18618102

Particulars Prepared – May 2024.

IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.
- ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.
- iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.
- iv. Services or any appliances referred to have not

been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

FREE IMPARTIAL MORTGAGE ADVICE

CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

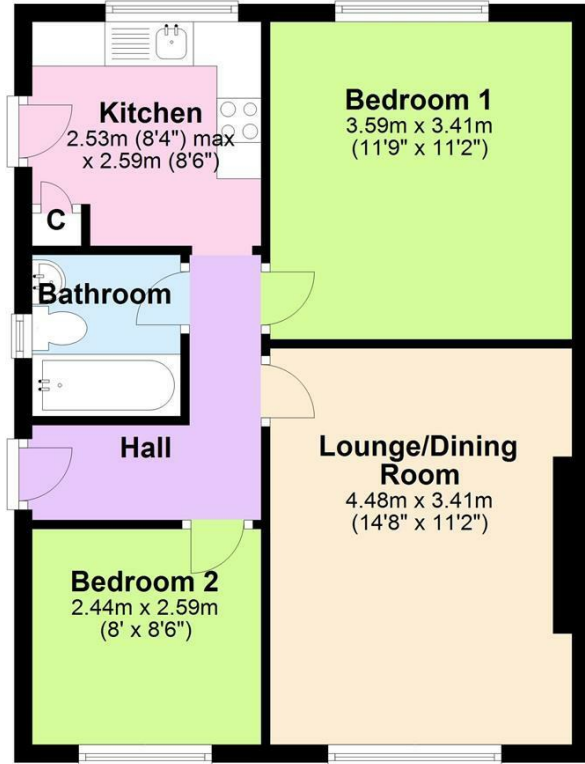
A life assurance policy may be required. Written quotation available upon request.

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Ground Floor

Approx. 49.8 sq. metres (536.0 sq. feet)



Total area: approx. 49.8 sq. metres (536.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Richmond Office Sales
 14 Queens Road
 Richmond
 North Yorkshire
 DL10 4AG

01748 822473
 richmond@normanfbrown.co.uk
 www.normanfbrown.co.uk

