



15 BROMPTON PARK
BROMPTON ON SWALE, DL10 7JW

£235,000
FREEHOLD

A Well Proportioned Detached Bungalow occupying a pleasant cul-de-sac location within this popular and easily accessible village close to Richmond. Entrance Hall, Lounge, Dining Room, Kitchen, 2 Double Bedrooms, Shower Room/WC, Garage, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER D58.

NORMAN F. BROWN

Est. 1967

15 BROMPTON PARK

- DETACHED • CUL-DE-SAC • 2 DOUBLE BEDROOMS (ORIGINALLY 3 BEDROOMS) • SOUTH FACING GARDEN • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING • NO ONWARD CHAIN



DESCRIPTION

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ENTRANCE HALL

Coving, ceiling spotlight, radiator. Timber external door to front with single glazed panel. Door to Lounge.

LOUNGE

Coving, gas fire with tiled hearth, radiator. UPVC double glazed bay window to front. Doors to Entrance Hall, Inner Hall and Kitchen.

KITCHEN

Coving, tiled surrounds, stainless steel single drainer sink unit with mixer tap, laminate work surfaces, beech effect cupboards and drawers, electric cooker point with extractor hood over, fridge space, plumbing for washing machine, radiator. Glazed door to Dining Room. Door to Lounge. UPVC double glazed external doors to Rear Garden. UPVC double glazed windows to side and rear with roller blinds.

DINING ROOM

(Originally formed Bedroom 3). Coving, ceiling spotlights, radiator. UPVC double glazed patio doors to Rear Garden with vertical blinds. Glazed door to Kitchen. Door to Inner Hall.

INNER HALL

Coving, access to boarded loft space with drop down hatch and pull down ladder, also containing gas fired combi boiler. Doors to Lounge, Dining Room, Bedrooms and Shower Room.

BEDROOM 1

Coving, built in wardrobes, radiator. UPVC double glazed window to front. Door to Inner Hall.

BEDROOM 2

Coving, built in wardrobes, radiator. UPVC double glazed window to rear. Door to Inner Hall.

SHOWER ROOM/WC

Tiled surrounds, pedestal wash and basin, large shower cubicle with aqua board panelling and rainfall shower head and separate head and hose, wc, coving, radiator, UPVC double glazed window to rear. Door to Inner Hall.

OUTSIDE

Front Garden
Lawn.

To the side

Paved driveway for at least two vehicles, gas meter box, electric meter box.

Garage

Power connected, up and over door to front. Upvc double glazed personnel to side.

South Facing Rear Garden

Comprising lawn, flower beds, paved patio, apple tree, cold water tap, timber storage unit, security light, personnel gate to driveway.

SERVICES

Mains electricity, gas, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 278522.

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 – 18646432

Particulars Prepared – August 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.

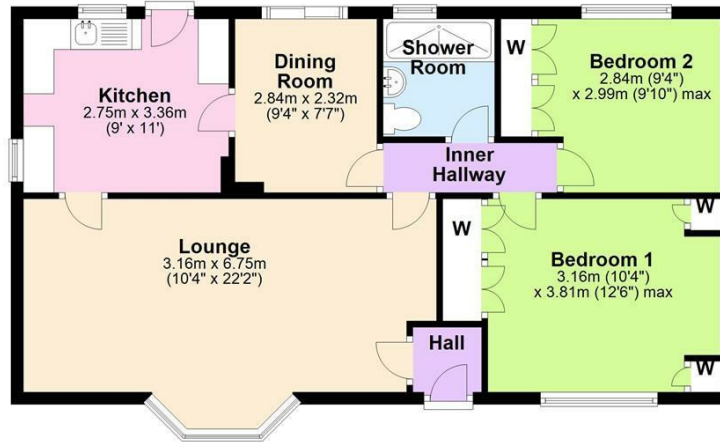
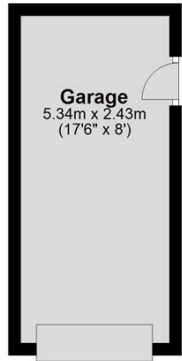
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

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

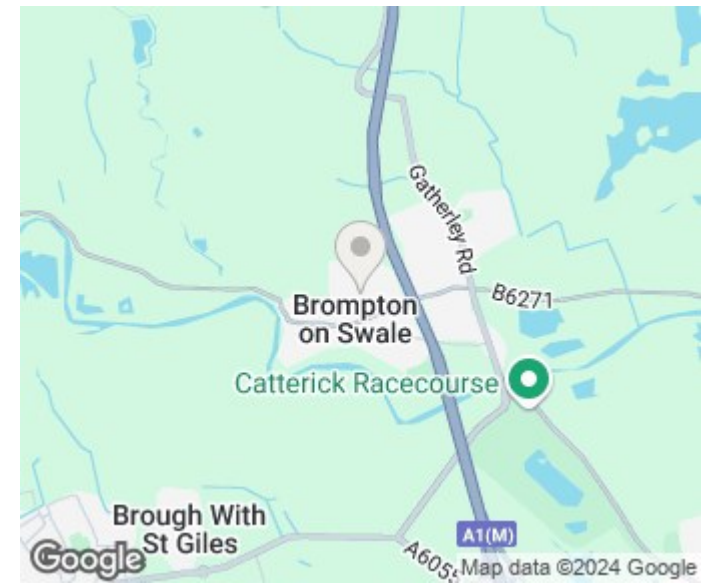
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Ground Floor
Approx. 82.8 sq. metres (890.7 sq. feet)



Total area: approx. 82.8 sq. metres (890.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(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

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Est. 1967