



15 SHAKESPEARE CLOSE

BROMPTON ON SWALE, DL10 7TN

£155,000
FREEHOLD

A Well Presented Modern Terraced House within a pleasant cul-de-sac setting ideal for the first time buyer or buy to let investor. Entrance Hall, Lounge, Kitchen/Dining Room, 2 Double Bedrooms, Bathroom/WC, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band B. EER C71. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

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• 2 DOUBLE BEDROOMS • WELL
PRESENTED • CUL-DE-SAC
LOCATION • DRIVEWAY AND GARDENS • GAS
CENTRAL HEATING • UPVC DOUBLE
GLAZING • HANDY FOR RICHMOND AND THE
A1(M) • NO ONWARD CHAIN



DESCRIPTION

A Well Presented Modern Terraced House within a pleasant cul-de-sac setting ideal for the first time buyer or buy to let investor. Entrance Hall, Lounge, Kitchen/Dining Room, 2 Double Bedrooms, Bathroom/WC, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band B. EER C71. NO ONWARD CHAIN.

ENTRANCE HALL

Radiator, wood effect laminate floor. External door to front. Door to Lounge.

LOUNGE

Coving, radiator, telephone point, tv point, understairs storage cupboard, coal effect electric fire with stone effect surrounds. Double glazed window to front. Door to Kitchen/Dining Room.

KITCHEN

Tiled surrounds, single drainer sink until with mixer tap, laminate work surfaces, oak effect cupboards and drawers, built in electric oven and 4 ring gas hob, extractor hood, fridge/freezer space, plumbing for washing machine, wall mounted gas fired boiler, radiator, stairs to first floor. Double glazed window to rear. Double glazed patio doors to Rear Garden. Door to Lounge.

LANDING

Airing cupboard with hot water cylinder. Doors to Bedrooms and Bathroom/WC.

BEDROOM 1

Tv point, radiator. Double glazed window to front. Door to Landing.

BEDROOM 2

Radiator, drop down hatch to loft space. Double glazed window to rear. Door to Landing.

BATHROOM/WC

Fully tiled walls, pedestal wash hand basin, panelled bath with electric shower over, extractor fan, wc, radiator. Door to Landing.

OUTSIDE

FRONT GARDEN

Lawn, canopy over front door, light, paved path to front door, gas and electric meter boxes.

TO THE SIDE

Tarmacadam driveway, path to rear garden.

PRIVATE REAR GARDEN

Lawn, paved patio, light.

SERVICES

Mains electricity, gas, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 224445.

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 – 18697670.

Particulars Prepared – May 2025.

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

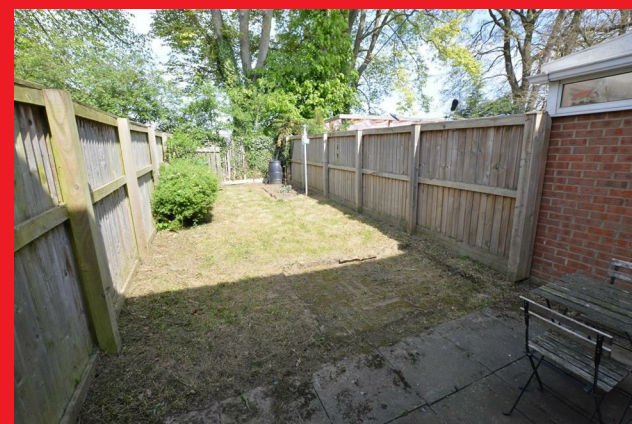
CALL TODAY TO ARRANGE YOUR APPOINTMENT

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

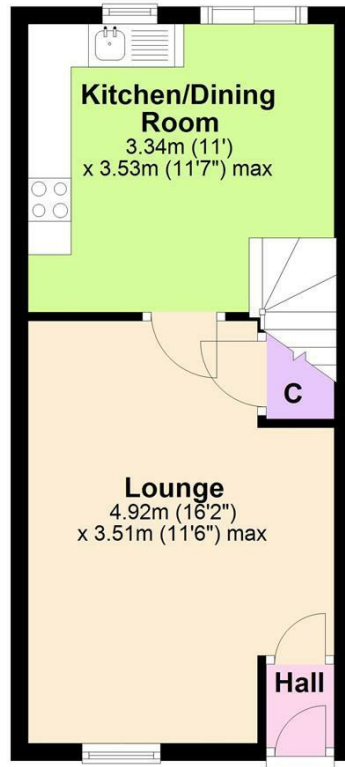
A life assurance policy may be required. Written quotation available upon request.

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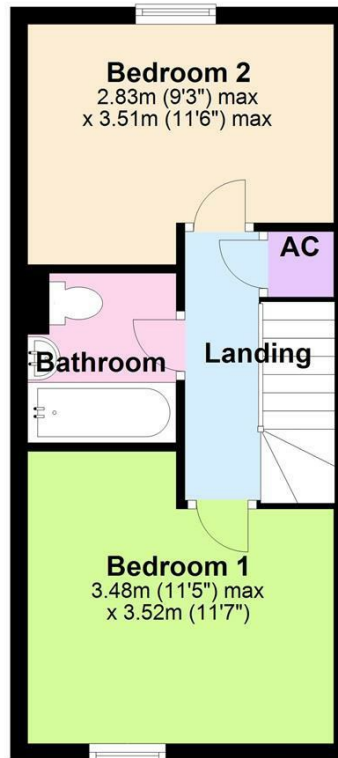
Ground Floor

Approx. 29.7 sq. metres (319.2 sq. feet)



First Floor

Approx. 29.7 sq. metres (319.2 sq. feet)



Total area: approx. 59.3 sq. metres (638.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(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

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NORMAN F.BROWN

Est. 1967