



5 Bridge Road, Brompton on Swale

Offers in the Region of £275,000

Centrally located in this very popular and conveniently positioned village, this three bedroomed semi detached house has generous living spaces making it an ideal family home. To the ground floor is a kitchen, a living room, a snug with a log burning stove, a utility room, a cloakroom and a conservatory, whilst to the first floor there are three double bedrooms, and a bathroom. Externally, to the front is off road driveway parking and a lawned garden, whilst to the rear is a lawned garden with mature shrubbery, a patio area and a garage. An early inspection is strongly recommended!

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Front Porch:

Accessed via a upvc part glazed front door, the porch provides an ideal space for coats and shoes, a second timber glazed door leads to the hallway.

Hallway:

The welcoming hallway has two cupboards, a radiator and stairs to the first floor.

Living Room:

A light and bright room with a bay window to the front of the property, a fireplace, a radiator and a TV point.



Snug:

A perfect space for relaxing as a family, the snug has a fireplace with a stone hearth and surround housing a log burning stove, wall lighting, a TV point and a radiator. French doors lead to the conservatory.



Conservatory:

Fully upvc double glazed, with spot lights, a TV point and French doors to the rear garden.

Kitchen:

Comprising a range of quality wall and base units with complimenting countertops and tiled surrounds, integrated is a Neff electric oven, a gas hob, a Belfast sink, plumbing for a dishwasher and space for a fridge freezer. With a window to the side of the property.



Utility Room:

Comprising some further wall and base units with worksurfaces and tiled surrounds, plumbing for a washing machine, a TV point, a Velux sky light and a upvc part glazed door to the rear garden.

Cloakroom:

With a wc and a window to the rear of the property.

First Floor Landing:

With a window to the side of the property.

Bedroom 1:

A double bedroom with built in furniture, a TV point, a radiator and a window to the front of the property.

**Bedroom 2:**

A double bedroom with a built in wardrobe, a TV point, a radiator and a window to the rear of the property.

**Bedroom 3:**

A third double bedroom, with a radiator and a window to the front of the property.

**Bathroom:**

Comprising a panelled bath with a Mira mains fed shower over, a pedestal sink, a wc, a radiator and a frosted window to the side of the property.

**External:**

To the front of the property is off road driveway parking and a lawned front garden with shrubs and flowers, whilst to the rear is a lovely lawned garden with a patio area and further mature shrubbery. The single garage has power, light, an up and over door and a personnel door to the side.

**Additional Information:**

The Postcode is DL10 7HW, the Council Tax Band is C.



Floorplan

Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.