



## 36 Church View

Brompton, Northallerton, DL6 2QX

youngsRPS 

# 36 Church View Brompton Northallerton DL6 2QX

**Guide Price: £180,000**

A beautifully presented, characterful cottage with views of the church in the popular village of Brompton. The property comprises a modern kitchen diner, living room, three bedrooms and bathroom. A short walk leads to a private rear garden. Viewing recommended.

- Beautiful Cottage
- Three Bedrooms
- Modern Kitchen Diner
- Garden
- On Street Parking

**youngsRPS** 

Youngs - Northallerton 01609 773004





This stunning home is brimming full of character and has been tastefully updated in recent years. The property is accessed into a characterful living room with stove, bay window to the front and stairs rising to the first floor. A door leads into the modern kitchen diner which comprises white wall and floor units, worktops and sink. There is a cupboard and a door leading to the side passageway. Upstairs are two of the three bedrooms, one of which is a double with fitted wardrobes and the other a spacious single. The family bathroom is also on this floor and comprises a bath with shower over, wash hand basin and WC. Up a further set of stairs there is a further, generously proportioned bedroom with fitted wardrobe space.

A private rear garden is located a short walk from the property down a side passageway. The garden is laid mainly to lawn and enclosed in timber fencing and brick wall. On street parking is available to the front of the property.

**LOCATION** This property is ideally located in the heart of Brompton which is a small village which lies approximately 1.5 miles North of Northallerton & 6 miles from the main A19 Trunk Road. The village itself has a pretty green, well-regarded Primary school, public house, church, shop & regular bus service.

**SERVICES** Mains water, drainage, electric & gas central heating.

**TENURE** Freehold

**CHARGES** North Yorkshire Council Tax Band A.

**VIEWINGS** By appointment with the Agents. Please call 01609 773004.

**AGENT'S NOTES** Free market appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.



## Awaiting Floor plan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

**IMPORTANT NOTE:** Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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