



**90 Northallerton Road**  
Brompton, Northallerton, DL6 2QB

**youngsRPS** 

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Brompton  
Northallerton  
DL6 2QB**

**Offers Over: £365,000**

A beautifully presented and extended family home located within easy walking distance of Northallerton town centre and Brompton village. The property comprises 2 reception rooms, modern kitchen diner, downstairs WC, 4 bedrooms, home office and 2 bathrooms. Externally there is a landscaped rear garden, off street parking and integral single garage.

- Extended Detached Family Home
- Four Bedrooms plus Home Office
- Ensuite to Master Bedroom
- Two Reception Rooms
- Landscaped Rear Garden
- Driveway & Off Street Parking

**youngsRPS** 

**Northallerton 01609 773004**





A fantastic opportunity to purchase a beautifully presented family home. The property is accessed via a composite front door into entrance hallway with stairs rising to the first floor. To the left is a spacious living room with window to front, fireplace and opening into a dining room with under stairs cupboard and French doors out to the rear garden. To the rear of the property is a fabulous kitchen diner extension, finished to an excellent standard and briefly comprising grey wall and floor units including built in larder cupboard, cloaks cupboard, laminate worktops, sink and drainer, double electric oven and gas hob with extractor over. There is plumbing for a washing machine, space for a dishwasher and an American style free standing fridge freezer. There is ample space for a dining table and chairs as well as further French doors to the rear garden. A door leads from the kitchen into a inner hallway with access to a downstairs WC and internal door to the garage. Upstairs there are four bedrooms plus a home office/nursery. The master bedroom is generously proportioned with ample space for additional furniture and also a modern ensuite shower room. Two of the remaining three bedrooms are spacious doubles and the third is a generous single. The family bathroom is also modern and comprises a bath with shower over, WC and pedestal wash hand basin. Externally the rear garden has been beautifully landscaped with a brick paved patio area, manicured borders, further paved seating

area and timber garden shed. To the front the driveway has been brick paved to allow off street parking for several vehicles and leads to an integral single garage with electric power and light.

**LOCATION** This property is ideally located within easy reach of both Northallerton town centre and the village of Brompton which lies approximately 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.

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

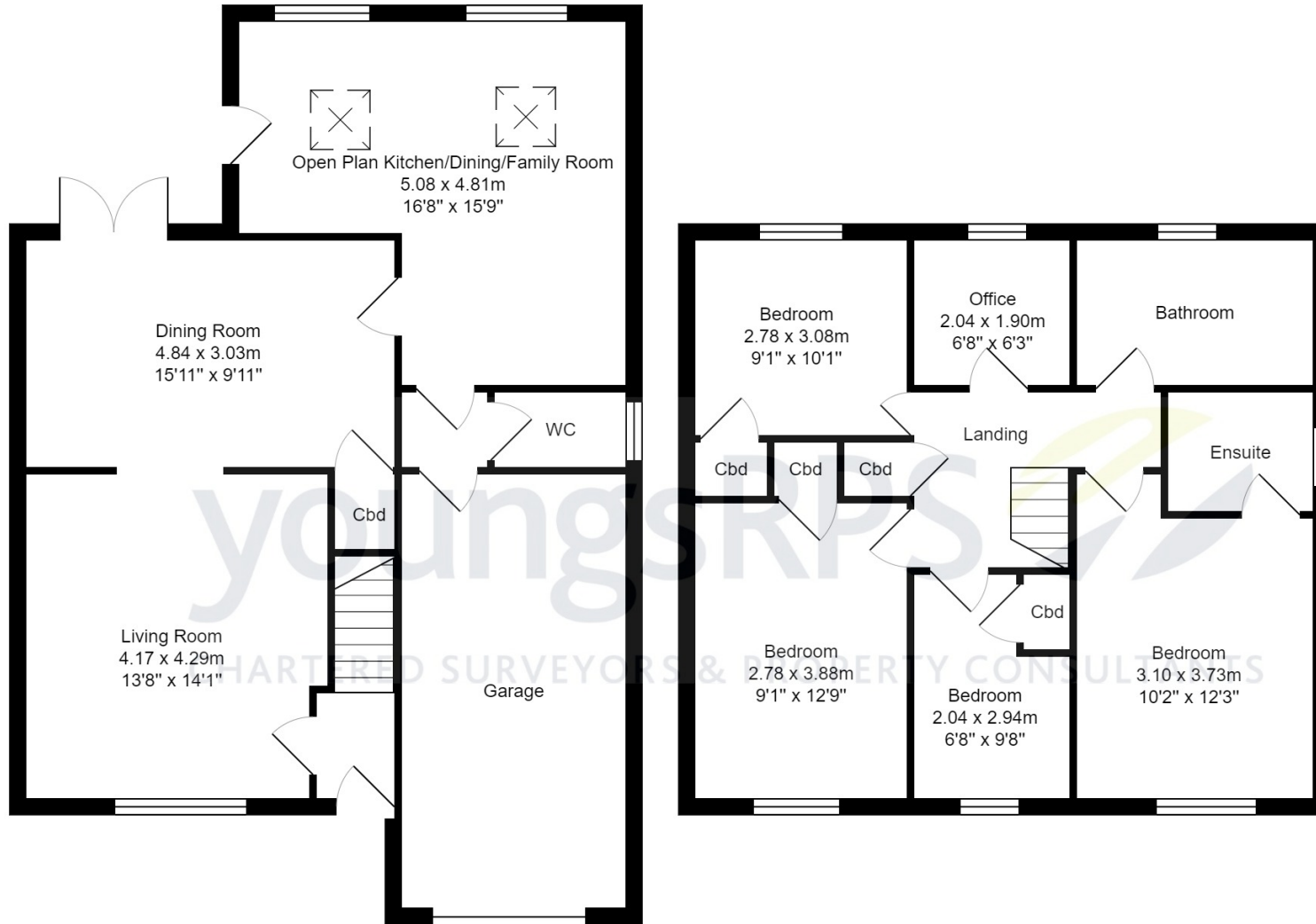
**TENURE** Freehold

**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.



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



All measurements are approximate and for display purposes only.

**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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**NORTHALLERTON**  
 General: 01609 773004  
 Land Agency: 01609 781234  
 northallerton@youngsrps.com

**SEDFIELD**  
 General: 01740 617377  
 Land Agency: 01740 622100  
 sedgefield@youngsrps.com

**NEWCASTLE**  
 General: 0191 261 0300  
 newcastle@youngsrps.com

**HEXHAM**  
 General: 01434 608980  
 Land Agency: 01434 609000  
 hexham@youngsrps.com

**DUMFRIES**  
 General: 01387 402277  
 dumfries@youngsrps.com