



An extended four bedroomed detached family home together with integral double garage and large mature gardens (in all approx. 0.9 acre) located in Brompton on the outskirts of Northallerton. The property benefits from central heating, double glazing together with air source heat pump and solar panels providing sustainable energy. The accommodation includes a porch, entrance hall, cloak room/wc, study, spacious living room with log burning stove and French doors to the rear, large open plan kitchen/dining room with wall and base units including integrated oven, hob and dishwasher, the dining area has French door to the rear. There is a useful utility room, separate store room/workshop and access to the garage. To the first floor there is a master bedroom with ensuite shower room, walk in wardrobe, study area and access to a large storage cupboard. There are three further double bedrooms and a family bathroom fitted with a white suite. Externally there is a semicircular in out driveway providing access to hard standing and double garage with remote door. There are large mature gardens to the side and rear with lawn, patio, water feature, two greenhouses and fruit trees including apple, pear, quinces, mirabelles and a medlar.





- Extended four bedroomed detached family home providing versatile accommodation
- Spacious living room with log burning stove and French doors to the rear
- Master bedroom with ensuite shower room and walk in wardrobe
- Integral double garage
- Air source heat pump, solar panels and battery storage for sustainable energy
- Open plan kitchen/dining room with French doors to the rear
- Ground floor office plus utility room and store room
- Semicircular in out driveway together with hard standing
- Large mature gardens together with patio, lawn, water feature and fruit trees (in all approx. 0.9 acre)
- Feed in tariff for surplus electric index linked until 2035 by available separate negotiation

GENERAL INFORMATION

Tenure: Freehold

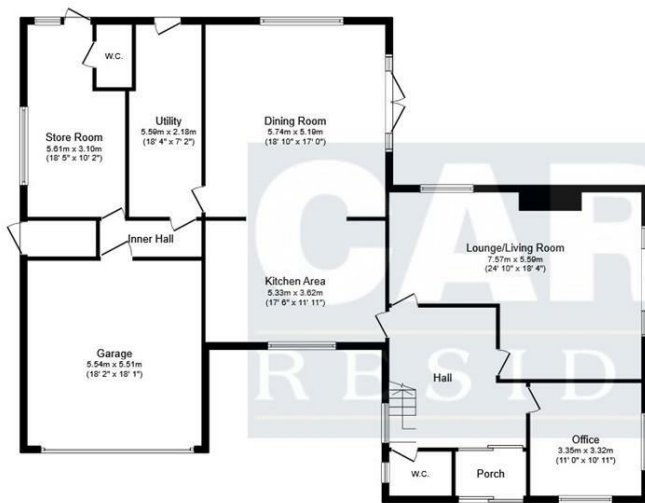
Services: Air source heat pump central heating, mains electric, water and drainage.

Double glazing.

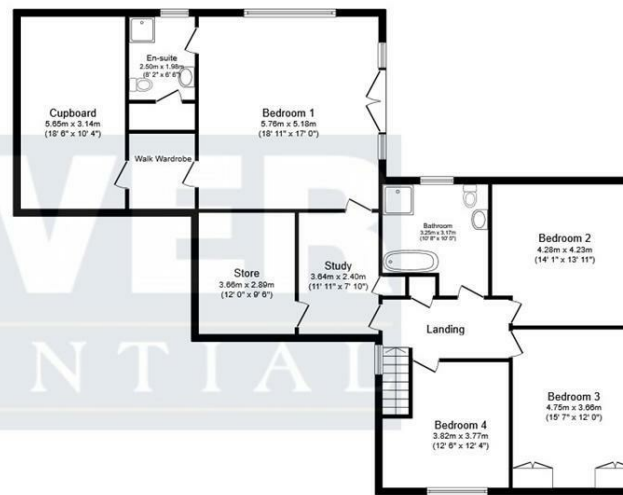
Solar panels providing a feed in tariff index linked until 2035 available separate negotiation

Local Authority: North Yorkshire Band F

The land to the south of the plot currently has planning permission for three detached dwellings. ZB24/00288/FUL



Ground Floor
Floor area 186.9 sq.m. (2,011 sq.ft.)



First Floor
Floor area 150.8 sq.m. (1,624 sq.ft.)

Total floor area: 337.7 sq.m. (3,635 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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

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