



9 Fernwood Close, Brompton Northallerton DL6 2UX

**** CHAIN FREE ****

Viewing is recommended on this ideally located two bedroom semi-detached bungalow, must be seen to be appreciated. Located on a quiet cul-de-sac of similar bungalow properties, this property could be crafted into the ideal home with some light modernisation. Offering ample off street parking this property is ideally located just a short stroll from Brompton green and close to bus routes to Northallerton. Internal accommodation consists of an entrance hall, spacious lounge, kitchen, two bedrooms, a bathroom and sun room with underfloor heating. Externally the property offers a paved and gravelled rear garden, tandem driveway leading to a detached single garage.

EPC Rating B - Council Tax Band C.

Chain Free £220,000

LOCATION

Fernwood Close is situated in Brompton just on the outskirts of Northallerton. Northallerton offers a range of facilities including a very well served High Street including: Marks and Spencer Food Hall, Betty's Tea Rooms, Barker's Department Store circa 1882, three supermarkets, several independent and chain restaurants, a twice weekly market including a monthly farmers market, primary and secondary schooling, a hospital and a library. Northallerton is located close to the North York Moors and Yorkshire Dales, offering a full range of outdoor pursuits and sporting activities. Northallerton is situated on the East Coast mainline providing regular train services to London, Edinburgh, Leeds and York. The recently extended A1M is 6 miles to the West, the A19 is 6 miles to the North East, both offering easy access to Leeds, York, Middlesborough, Tees Valley and Leeds Bradford Airport.

DIRECTIONS

From our office head South down the High Street turning left at the first roundabout onto Friarage street, at the next roundabout turn left onto Brompton Road, proceeding to the second mini roundabout and taking the left hand turn onto Northallerton Road. Continue along this road turning left in to Hilton Close and follow the road round where it becomes Fernwood Close and the property is located on the left hand side.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

With double glazed door to front, built in storage and radiator.

CLOAKROOM/WC

With low level WC, work surface, space and plumbing for washing machine and a radiator.

LOUNGE

10'4" x 19'7" (3.15m x 5.98m)

With double glazed windows to the front, fire place with electric fire and two radiators.



KITCHEN

9'10" x 7'10" (3.01m x 2.39m)

With a double glazed window and a double glazed door to side, a range of matching fitted units with worktops over and splashbacks, a one and a half bowl sink and drainer, integrated appliances, an electric oven, electric hob, an extractor hood over, a fridge, and a freezer.



BEDROOM 1

9'1" x 11'6" (2.77m x 3.53m)

With fitted wardrobes and furniture, double glazed window to the rear into sun room and a radiator.



BEDROOM 2

9'2" x 8'10" (2.81m x 2.71m)

With double glazed sliding doors into the sunroom and a radiator.



BATHROOM

6'2" x 7'7" (1.88m x 2.33m)

With double glazed window to the side, walk in shower, low level WC and pedestal sink and a heated towel rail.

SUNROOM

14'10" x 8'9" (4.53m x 2.67m)

Sunroom with underfloor heating



GARDEN



EXTERNAL



VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

MORTGAGE & FINANCIAL ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage adviser based in Northallerton. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it). Minimum age 18.

CLAUSES

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

MATERIAL INFORMATION

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: n/a

WATER METER: TBC

PARKING ARRANGEMENTS: Driveway and garage

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: n/a

MOBILE PHONE SIGNAL: No known issues

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

GROUND FLOOR

