

33 Cotswold Street, Brompton Northallerton DL6 2BX

This delightful four bedroom detached house in Northallerton sits ready for its next owner. Located on a newly established estate on the outskirts of town the property offers great access to the centre of Northallerton as well as commuter networks and the A19. Completed in 2019 the property has the remainder of its NHBC certificate to run and has been lovingly kept by the owners meaning the property really is in ready-to-love condition. Internal accommodation consists of an entrance hallway, kitchen/diner, living room, and a good sized WC to the ground floor. The first floor holds four bedrooms, a house bathroom and a master bedroom en-suite. Externally the property offers off street parking, a single garage, front lawned garden and rear lawned garden with additional rear patio. UPVC double glazing and gas central heating is present throughout, as expected.

EPC Rating B. Council Tax Band E.

£360,000

LOCATION

Cotswold Street is located in Brompton which offers a local shop, two public houses and several places of worship. Northallerton offers a range of facilities including a very well served High Street including: Marks and Spencer Food, 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, Middlesbrough, Tees Valley and Leeds Bradford Airport.

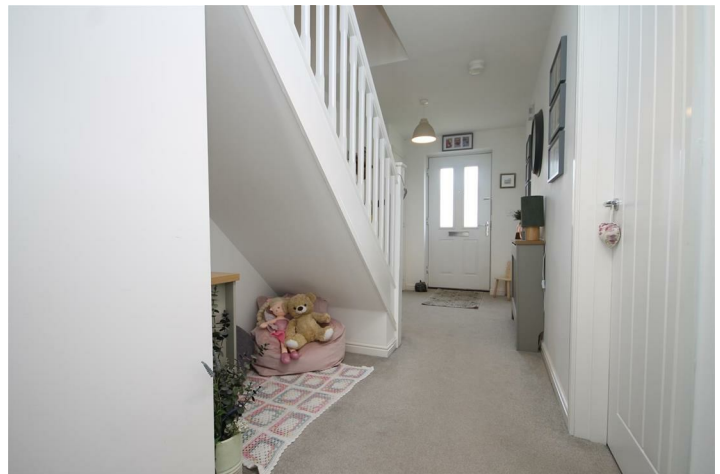
DIRECTIONS

From Northallerton High Street proceed South down the High Street turning right at the first roundabout, then left at the next roundabout on to Brompton Road. Continue over the next two mini roundabouts onto Stokesley Road then at the new roundabout take the first exit. Take the first right onto the estate and then the first right onto Cotswold street, head over the river and turn left where the property is situated in the corner on your right hand side.

ENTRANCE HALL

19'0" x 6'3" (5.81 x 1.93)

With front facing UPVC door, access to first floor, storage cupboard, under stairs cupboard and a radiator.



CLOAKROOM/W.C

4'0" x 6'0" (1.23 x 1.83)

With a low level w.c, pedestal wash hand basin, laminate flooring and a radiator.



LIVING ROOM

14'8" x 11'11" (4.49 x 3.65)

With front facing UPVC bay window, tv point and a radiator.



KITCHEN DINER

10'11" x 18'8" (3.35 x 5.71)

With rear facing UPVC window & French doors, integrated dishwasher, fridge & freezer, gas cooker, double oven stainless steel sink + drainer, a range of wall, draw & floor units and a radiator.



UTILITY

3'8" x 5'7" (1.12 x 1.71)

With plumbing for washing machine, floor units and a radiator.



FIRST FLOOR LANDING



BEDROOM ONE

11'9" x 10'8" (3.60 x 3.27)

With front facing UPVC window, built in wardrobes en suite access and a radiator.



EN SUITE

6'6" x 3'10" (2.00 x 1.19)

With a low level w.c, pedestal wash hand basin, step in shower, laminate flooring and a radiator.



BEDROOM TWO

11'6" x 9'2" (3.51 x 2.80)

With rear facing UPVC windows and a radiator.



BEDROOM THREE

10'9" x 9'3" (3.28 x 2.82)

With rear facing UPVC window and a radiator.



BEDROOM FOUR

7'4" x 7'9" (2.25 x 2.38)

With front facing UPVC double glazed window and a radiator.



HOUSE BATHROOM/W.C

6'6" x 6'10" (2.00 x 2.10)

With a low level w.c, panelled bath, wash hand basin, laminate flooring and a radiator.



GARDEN



GARAGE



EXTERNALLY



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.

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.

PLEASE NOTE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

If you have any concerns we recommend that you ask us to verify any queries before going to any expense.

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: Parking for 3 cars

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode 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.

VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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