



19 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 decking and patio areas. UPVC double glazing and gas central heating is present throughout, as expected.

EPC Rating B - Council Tax Band E

Offers Over £375,000

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 Cotswold street where the property is on your left.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

With front facing double glazed door, stairs to first floor and radiator.



LOUNGE

10'4" x 15'8" (3.17m x 4.8m)

With front facing double glazed bay window, TV point and radiator.



KITCHEN/DINER

26'0" x 9'8" (7.93m x 2.95m)

With rear facing double glazed window & French doors, integrated appliances including fridge & freezer, electric double oven, gas hob, extractor hood, dishwasher and washing machine, a stainless steel sink and drainer, a range of wall, draw & base units and a radiator.



FIRST FLOOR LANDING



BEDROOM ONE

14'1" x 10'2" (4.3m x 3.1m)

With rear facing double glazed windows, built in wardrobes en suite access and a radiator.



EN SUITE

7'8" x 5'1" (2.36m x 1.55m)

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



BEDROOM TWO

11'7" x 10'2" (3.54m x 3.10m)

With rear facing double glazed windows and a radiator.



BEDROOM THREE

10'9" x 11'5" (3.3m x 3.5m)

With front facing double glazed windows and a radiator.



BEDROOM FOUR

8'6" x 8'6" (2.6m x 2.6m)

With front facing double glazed windows and a radiator.



BATHROOM

8'6" x 6'10" (2.6m x 2.1m)

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



REAR GARDEN

Beautiful rear garden with shrub borders, raised beds, pergola, decking and patio areas.



EXTERNAL



VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

FREE VALUATION

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: £158 per annum

WATER METER: Yes

PARKING ARRANGEMENTS: Garage and driveway

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.



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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