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### **45 Danes Crest, Brompton Northallerton DL6 2RR**

This CHAIN FREE three bedroom terraced home in Brompton, just outside Northallerton, comes to market with a wealth of potential. In need of some cosmetic refreshment the property is ideally located on Danes Crest and offers a great opportunity to create a perfect first purchase or investment property. Internal accommodation consists of an entrance porch, spacious living room and breakfast kitchen to the ground floor whilst the first floor holds three well-sized bedrooms and a house bathroom. Externally the property offers a lawned front garden, patio and decking area to the rear with a brick built storage shed. UPVC double glazing is present throughout as well as electric storage heaters.

EPC Rating D, Council Tax Band B.

**Asking Price £139,950**

### LOCATION

Danes Crest is located in Brompton which offers a local shop, two public houses and several places of worship. Northallerton is less than 2 miles South and offers a range of facilities including shops, supermarkets, restaurants, a twice weekly market, primary and secondary schooling, a hospital and a library. There is a range of sporting and leisure facilities within the area as a whole. There are bus and rail links and access to the North Yorkshire Moors, the Yorkshire Dales, the A1, A19 and Durham Tees Airport.

### DIRECTIONS

From Northallerton High Street, proceed South down the high street turning left at the first roundabout, then left again at the next roundabout. Head out of Northallerton and at the mini roundabout take the left turning onto Northallerton Road. Continue into the village of Brompton heading straight over at the crossroads, Danes Crest is the first turn on the right after the crest, turn into the first car park on the right and the property sits on the right hand row.

### THE ACCOMMODATION CONSISTS OF

#### ENTRANCE PORCH

3'10" x 4'7" (1.17 x 1.41)

With front facing UPVC double glazed door and window and laminate flooring.



### LOUNGE DINER

19'0" x 15'4" (5.80 x 4.68)

with front facing UPVC double glazed window, solid fuel fire inset into fireplace with timber surround, tv point, electric storage heaters, stairs to first floor and laminate flooring.

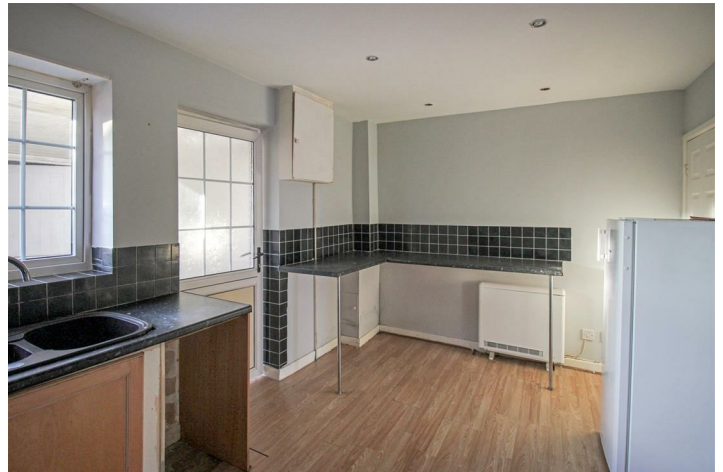




### KITCHEN BREAKFAST ROOM

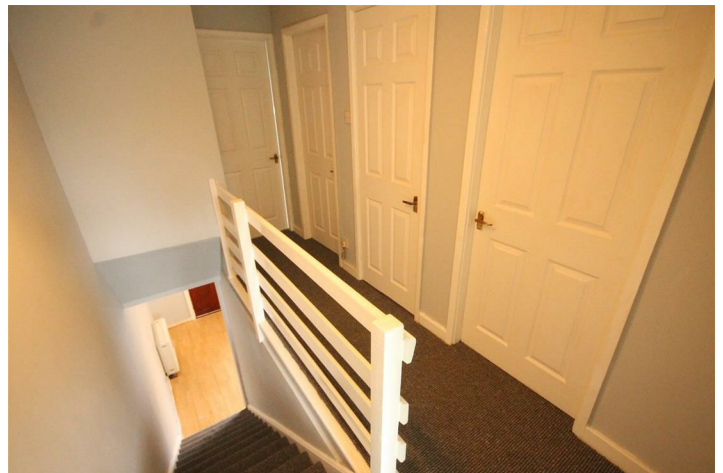
9'4" x 15'4" (2.85 x 4.68)

With rear facing UPVC double glazed window and door, range of base, wall and drawer units, worktops over, electric oven point, tiled splashback, plumbed for washing machine, breakfast bar, cupboard under stairs and laminate flooring.



### FIRST FLOOR LANDING

With loft access hatch and linen cupboard.



### BEDROOM ONE

13'2" x 8'11" (4.02 x 2.73)

With front facing UPVC double glazed window, fitted wardrobes and electric storage heater.



### BEDROOM TWO

13'6" x 8'11" (4.12 x 2.73)

With rear facing UPVC double glazed window and electric storage heater.



### BEDROOM THREE

8'11" x 5'9" (2.72 x 1.76)

With front facing UPVC double glazed window, shelved recess and electric storage heater.



## BATHROOM

6'11" x 5'8" (2.11 x 1.74)

With rear facing UPVC double glazed window, bath with shower and screen, low level WC, pedestal wash hand basin, part tiled and timber panelled walls and electric storage heater.



## EXTERNALLY

With lawned front garden, decking area, patio area and brick built storage shed.





## 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.

## VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

## 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:** No

**PARKING ARRANGEMENTS:** Off Road Parking

**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

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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