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Estate Agents

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9 Vikings Court, Brompton Northallerton DL6 2RP

We are delighted to present this well-maintained semi-detached home, situated in a peaceful residential cul-de-sac in the village of Brompton. Offering spacious and well-presented accommodation over two levels, the property features an impressive entrance hall with ample storage, a generous living room with French doors, and a ground-floor bedroom. The modern kitchen is equipped with integrated appliances, including a fridge freezer and double oven.

Upstairs, the first-floor landing leads to a spacious master bedroom, an additional double bedroom, and a well-appointed house bathroom with a WC.

Externally, the property boasts a lawned front garden, off-street parking for three vehicles, a detached garage, and a large rear garden with a patio and artificial grass. Benefiting from central heating and double glazing where stated, this home is a must-see

EPC D - Council tax band C

£170,000

LOCATION

The property is situated on a cul de sac in the village of Brompton to the North of Northallerton. Brompton offers a shop, post office, three public houses and a bus service. The nearby market town of Northallerton offers a range of facilities including shops, supermarkets, library, a market, primary and secondary schools, bus and main rail line rail links.

DIRECTIONS

Starting from High Street, Northallerton (DL7 8LU), head southeast on High Street (A167) for a short distance before reaching a roundabout. Take the first exit onto Friarage Street (A167), then continue to another roundabout, where you'll again take the first exit onto Brompton Road (A684). Proceed through two more roundabouts, covering approximately 0.8 miles, before reaching another roundabout, where you'll take the first exit onto North Moor Road. After 0.1 miles, turn right onto Northallerton Road and continue for 0.5 miles. Next, turn left onto Corber Hill, then take an immediate right to stay on Corber Hill. Your destination, Vikings Court, Brompton, will be on the left.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

10'7" x 7'10" (3.23 x 2.41)

With double glazed window to the front elevation, radiator, understairs storage and cupboard.



LOUNGE/ DINING ROOM

14'6" x 10'8" (4.44 x 3.26)

With rear facing French doors and radiator.



KITCHEN DINER

16'7" x 7'5" (5.079 x 2.27)

The kitchen includes fitted wall and base units with rolled-edge work surfaces and under-cabinet lighting. It features a white ceramic sink, tiled splashbacks, an integrated double oven, gas hob, extractor hood, and fridge freezer, with space for a washing machine. Wooden flooring adds warmth, while double-glazed windows and a side door provide natural light and access.



BEDROOM 3/ OFFICE

12'5" x 11'9" (3.79 x 3.59)

With front facing double glazing windows and radiator.

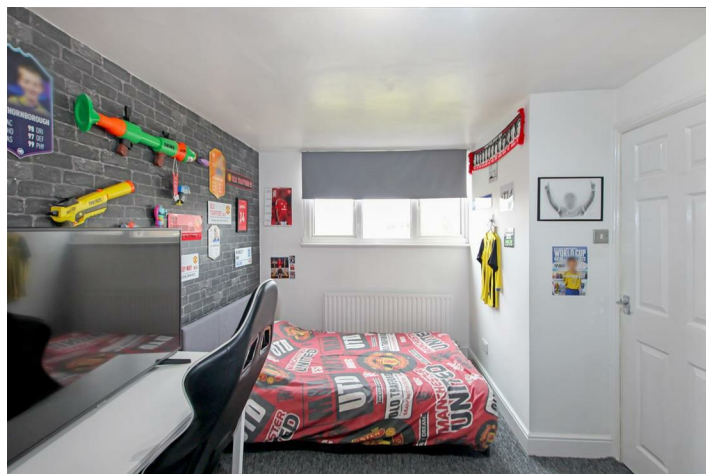


FIRST FLOOR LANDING

MASTER BEDROOM

15'6" x 10'7" (4.73 x 3.25)

With front facing double glazing window, storage cupboard and radiator.



BEDROOM TWO

14'4" x 7'5" (4.39 x 2.27)

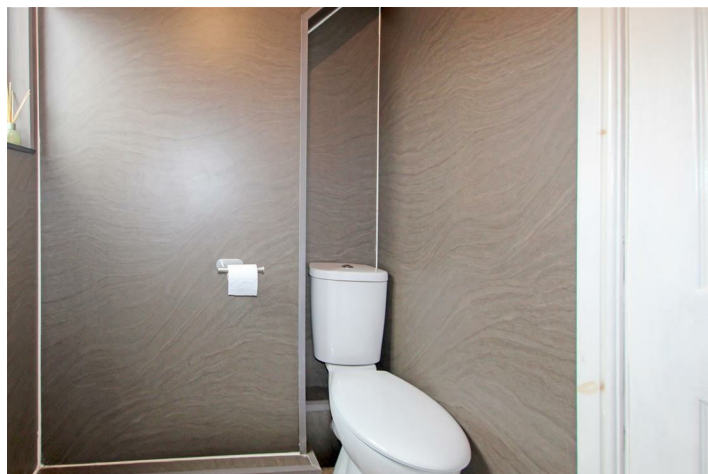
With rear facing double glazing window and radiator.



BATHROOM/ W.C.

4'7" x 6'2" (1.41 x 1.88)

Including a three piece suite comprising of a walking in shower, pedestal wash hand basin, low level w.c., and double glazed window to the rear elevations.



REAR GARDEN

Features a combination of artificial grass and paved sections, with a well-maintained hedge running along one side.



GARAGE

17'11" x 8'8" (5.47 x 2.65)

Bricked garage with electric and lighting.



EXTERNAL

Mostly laid to lawn with driveway for up to 3 vehicles.



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.

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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: Yes

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
561 sq.ft. (52.1 sq.m.) approx.

1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 956 sq.ft. (88.8 sq.m.) approx.

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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