



28 Brompton Road, Northallerton DL6 1EA

This well-presented three-bedroom semi-detached home enjoys an elevated position within walking distance of Northallerton town centre.

Entering through the porch, you are welcomed into a bright hallway with stairs leading to the first floor and access to a useful downstairs WC. The property features two generously sized reception rooms—one with a bay window to the front and the other with sliding patio doors opening onto the rear garden. The kitchen has been recently updated and features modern grey gloss wall and base units, laminate worktops, an electric oven with grill, and a gas hob. There is space for a tall fridge freezer and plumbing for a washing machine. French doors provide direct access to the rear garden. Upstairs, there are three bedrooms: two spacious doubles and a well-proportioned single. The house bathroom is fitted with a panel bath and overhead shower, a WC, and a washbasin with a vanity unit for storage.

Externally, the sizable rear garden is mainly laid to lawn and enclosed by timber fencing, offering a private outdoor space. A new shed has been added, while an additional seating area with artificial grass provides a perfect spot for outdoor relaxation. At the front, a concrete driveway offers off-street parking and leads to an attached carport with an up-and-over door, which is open at the rear. A neatly maintained lawn sits in front of the bay window.

EPC Rating D - Council Tax Band C

Offers Over £260,000

SITUATION

Brompton Road is situated in 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 Northallerton office proceed straight up the High Street to the mini roundabout, taking the second exit onto Quaker Lane. Proceed to the end of Quaker Lane where 28 Brompton Road can be found on the right hand side.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

With double doors to the front and uPVC double glazed windows on both side elevations.

ENTRANCE HALL

With double glazed door and windows to the front.



CLOAKROOM/W.C.

2'8" x 4'4" (0.83 x 1.33)

With a double glazed window to side, a low flush w.c., and a pedestal wash hand basin.



LIVING ROOM

12'8" x 14'3" (3.88 x 4.36)

With a double glazed bay window to front, electric fire and a radiator.



DINING ROOM

12'8" x 11'11" (3.88 x 3.64)

With a double glazed sliding door to the rear and radiator.



KITCHEN/BREAKFAST ROOM

6'9" x 20'2" (2.08 x 6.17)

The kitchen features sleek grey gloss wall and floor units, complemented by durable laminate worktops. It is equipped with an double electric oven, grill, and a gas hob. There is ample space for a tall fridge freezer and plumbing for a washing machine. Natural light fills the space through a double glazed window to the side, while double glazed French doors provide access to the rear garden. Additionally, a convenient side door offers an extra entry point.



FIRST FLOOR LANDING

With a stunning stain glass window to side, access to the loft space.



BEDROOM ONE

11'10" x 14'11" (3.62 x 4.56)

With a double glazed bay window to front and a radiator.



BEDROOM TWO

11'10" x 12'8" (3.62 x 3.88)

With a double glazed window to rear and a radiator.



BEDROOM THREE/STUDY

6'9" x 7'8" (2.08 x 2.34)

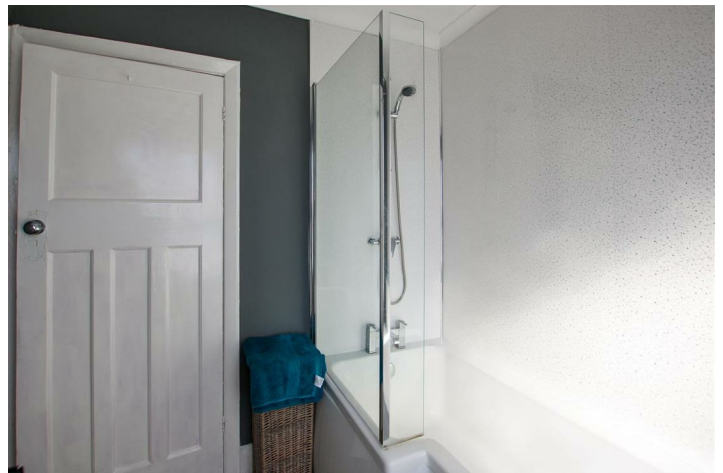
With a double glazed window to front and a radiator.



HOUSE BATHROOM/W.C.

7'3" x 7'10" (2.21 x 2.39)

With a double glazed window to rear, a modern white suite comprises: a panelled bath with a shower head over, a wash hand basin with vanity below, a low flush W.C, an extractor fan and radiator.



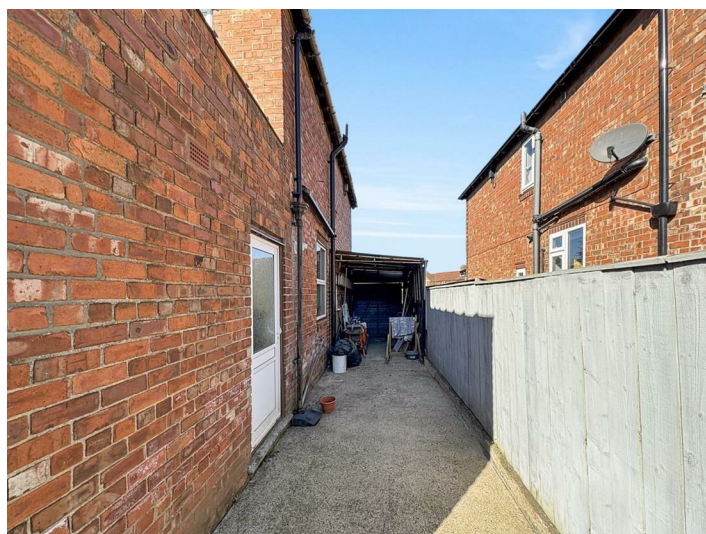
DRIVEWAY

A block-paved driveway provides off-street parking for several vehicles, with a small lawn area at the front of the property.



CARPORT

with up and over garage door which is open to the rear.



ENCLOSED REAR GARDEN

A large enclosed lawned garden with mostly laid to lawn, seating area with artificial grass and sliding doors to the dining room, new shed and access to the carport.



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: Yes

PARKING ARRANGEMENTS: Off-Street parking and carport.

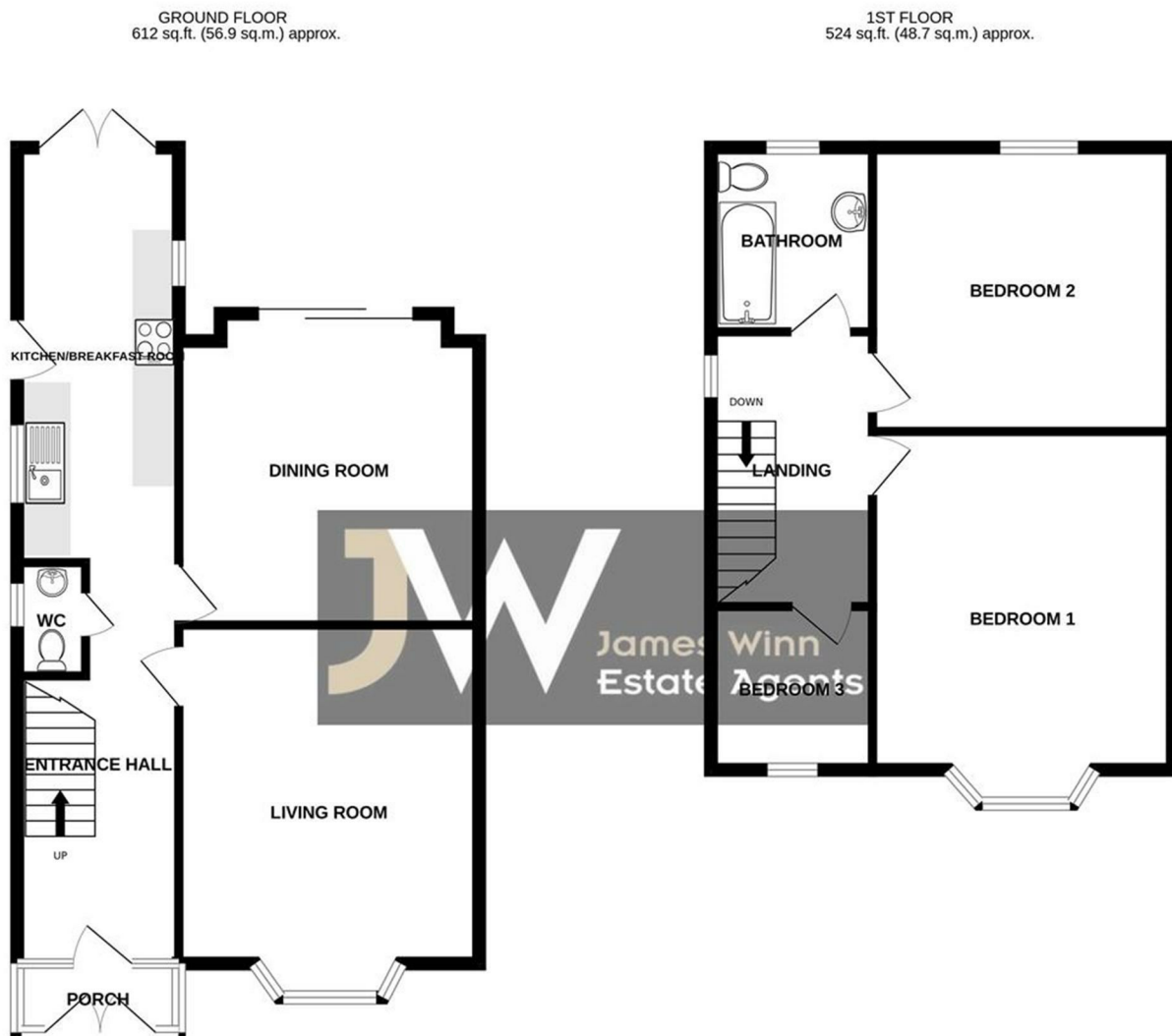
BROADBAND SPEED:

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.



TOTAL FLOOR AREA : 1137 sq.ft. (105.6 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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