



James Winn
Estate Agents

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8 Lead Lane, Brompton DL6 2RG

An immaculately presented, two bedroom period cottage, located in the well served village of Brompton, located just two miles North of Northallerton. The accommodation has been maintained to a very high standard, having double glazed windows, gas central heating (with a Worcester Bosch boiler) and comprising of: A living room; a modern fitted kitchen (with Oak units and integrated Bosch oven, microwave, fridge and freezer); a first floor landing; two bedrooms; a fitted shower room/w.c.; and an enclosed Southwest facing rear garden. A viewing is a must to appreciate the excellent property and location on offer. EPC rating C.

£139,000

DIRECTIONS

From our Northallerton office proceed South down the high street turning left at the first roundabout, then left again at the next roundabout. Heading out of Northallerton on Brompton Road take the first exit at the mini roundabout onto Northallerton Road. Continue into the village of Brompton and turn right at the crossroads on to Lead Lane where No. 8 can be found on the right hand side.

BROMPTON

Lead Lane is located in Brompton which offers a local shop, three 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, Middlesborough, Tees Valley and Leeds Bradford Airport.

THE ACCOMMODATION COMPRISES

LIVING ROOM

11'3" x 11'3" (3.45m x 3.43m)

With a double glazed window and door to front, beamed ceiling, a radiator and an inset fireplace with a living flame electric stove.



KITCHEN

12'0" x 10'7" (3.66m x 3.23m)

With a double glazed window and a double glazed stable door to rear, a radiator, tiled flooring, a range of matching fitted Oak units with worktops over and tiled splashbacks, a one and a half bowl single drainer sink unit, an integrated Bosch oven, microwave, induction hob and extractor hood over, a fridge, and a freezer.

**FIRST FLOOR LANDING**

With an airing cupboard (housing the gas boiler and having a fitted radiator) and access to the roof space.

BEDROOM ONE

11'8" x 11'3" (3.58m x 3.43m)

With a double glazed window to front and a radiator.



BEDROOM TWO

8'9" x 5'6" (2.67m x 1.68m)

With a double glazed window to rear, a radiator and a linen cupboard.



SHOWER ROOM/W.C.

With a double glazed window to rear, a walk in shower cubicle, a wash hand basin, a low flush w.c., a cast iron radiator, downlighters and tiled walls and floor.



REAR GARDEN

A Southwest facing rear garden, paved for ease of maintenance with a garden shed and an access pathway leading to Lead Lane.



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.



GROUND FLOOR
APPROX. FLOOR
AREA 262 SQ.FT.
(24.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 262 SQ.FT.
(24.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 524 SQ.FT. (48.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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