



61 Richmond Road, Brompton On Swale, North Yorkshire, DL10 7HF  
Offers over £240,000



## 61 Richmond Road, Brompton On Swale, North Yorkshire, DL10 7HF

A characterful cottage with many interesting features: Lovely classic Sitting Room with multi-fuel stove, eye-catching Kitchen/Dining Room extending outside, 3 Double Bedrooms. Outside there is off-street Parking, an Enclosed Front Garden and an enclosed South Facing Patio Garden. Viewing is simply a must.

Brompton on Swale is a well-served village (Shop/Post Office, Pubs, Primary School, Bus Route, Local Walks) and has excellent access to the A1

### HALL

Slate floor with fitted coir door mat and double glazed window to side.

### CLOAKS/WC

Washbasin and WC, Slate floor and double glazed window to front.

### SITTING ROOM 3.98 x 3.44 (13'1" x 11'3")

At the front of the property with a cast iron multi-fuel stove on a Slate hearth, TV aerial point, central heating radiator. Useful under-stairs store cupboard with Oak door. Recessed UPVC double glazed window to front, feature recessed picture window to side and Oak door to:

### KITCHEN/DINING ROOM 3.79 x 2.98 (12'5" x 9'9")

A great light-filled room with double glazed bi-folding doors opening onto the enclosed rear patio area. The Kitchen is fitted with range of wall and floor units and worktops with stainless steel sink unit with mixer tap and splash tiling. Electric cooker with extractor hood over, built-in fridge, freezer and plumbing for a washing machine and dishwasher. Attractive Slate floor, ceiling beam, down-lighting and radiator. Oak door to:

### INNER HALL

Slate floor, door leading out to the rear garden and staircase to first floor.

### FIRST FLOOR LANDING

Down-lighting and central heating radiator, recessed double glazed window to rear and staircase to second floor.

### BEDROOM 1 3.92 x 2.32 (12'10" x 7'7")

A double bedroom at the front of the property with central heating radiator and double glazed window.

### BEDROOM 2. 3.32 x 2.40 (10'11" x 7'10")

A double bedroom at the rear of the property with central heating radiator and UPVC double glazed window.

### BATH/SHOWER ROOM 2.85 x 1.90 (9'4" x 6'3")

At the front of the property with a w.c, wash hand basin, panelled bath, shower cubicle, tiled walls, tiled flooring and UPVC double glazed window.

### SECOND FLOOR LANDING

Built-in shelved store cupboard housing the combi boiler.

### BEDROOM 3. 4.68 into robes x 3.20 (15'4" into robes x 10'6")

Including a range of wardrobe/cupboards with hanging and shelving space. Central heating radiator and two double glazed windows to the rear.

### OUTSIDE FRONT

Sizeable gravel drive and hard-standing area with flower/shrub border. Stone wall with gate to:

### ENCLOSED FRONT GARDEN

A cottage garden with lawn and established flower/shrub borders, feature Shale bed and cold water tap.

### ENCLOSED REAR PATIO GARDEN

A lovely small South facing sitting area with Slate flooring extending from the Kitchen and a great place to enjoy those sunny days. Wisteria and Jasmine climbers and timber store shed.

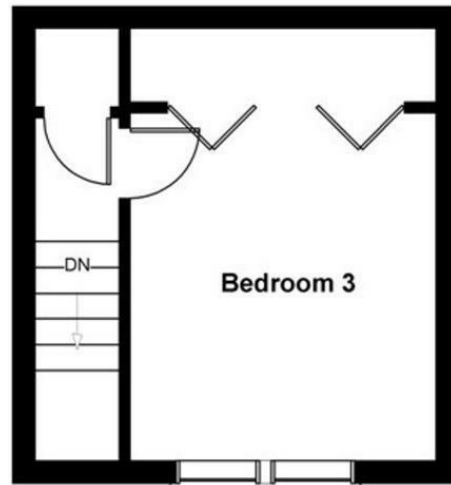
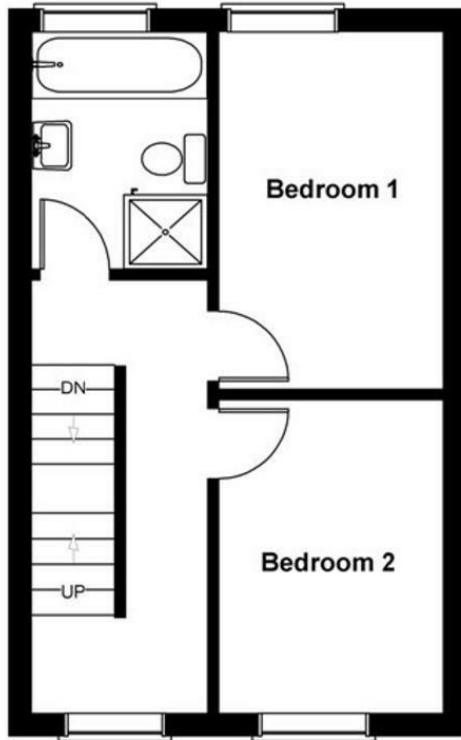
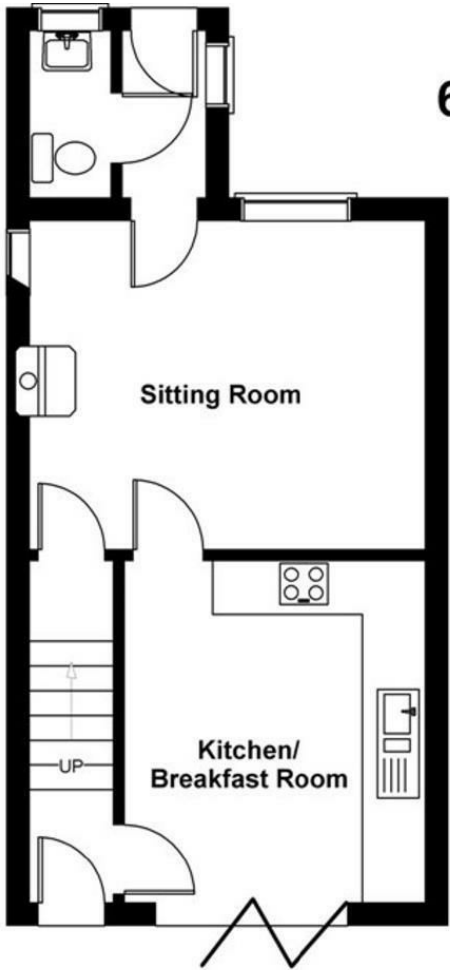
### NOTES

Council tax band B



**OFFERS OVER £240,000**

# 61 Richmond Road




FIRST FLOOR

SECOND FLOOR

GROUND FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
 The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 