



1 Brompton Park, Brompton On Swale, Yorkshire, DL10 7JW
£324,950



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HUGE PLOT with POTENTIAL (Subj. to Planning: Space for ANNEX or Large WORKSHOP BUILDING etc) - Site of about 0.16 Acres. For Sale with NO ONWARD CHAIN. 7.21m max (23'8") Sitting Room, 6.57m (21'6") Kitchen/Dining Room & Cloaks/WC; 3 Double Bedrooms, 'House' Bath/Shower Room, & En Suite Dressing & Shower Rooms. Garage & Off-Road Parking. HUGE South & West facing Rear Garden. Gas Central Heating (NEW boiler December 2023) & UPVC Double-glazing. HIGHLY RECOMMENDED.

This popular village has a Shop/Post Office, Pubs, a Primary School & pleasant local (River) walks. Excellent access to the A1(M) & A66 at Scotch Corner (About 4 miles); mainline from Darlington to LONDON Kings Cross (2 hours 20 minutes) - 13 miles & historic Richmond about 3 miles.

HALL 1.68m x 1.46m (5'6" x 4'9")

Karndean floor & staircase to first floor.

SITTING ROOM 7.22m into bay x 3.32m (23'8" into bay x 10'10")

Recessed fireplace with 6kW stove, UPVC double-glazed bay window to front & UPVC double-glazed patio doors to rear overlooking the Gardens.

REAR LOBBY

Karndean floor, UPVC double-glazed door to rear, doors to Kitchen/Dining Room &:

CLOAKS/WC 1.72m x 1.20m (5'7" x 3'11")

Cupboard inset washbasin & WC, Karndean floor, down-lighting & heated towel rail.

KITCHEN/DINING ROOM 6.57m x 2.98m max (21'6" x 9'9" max)

Extensive range of wall & floor units with woodblock & Onyx worktops, & breakfast bar. Inset sink, rangemaster cooker & large fridge space, & integrated dishwasher; useful under-stair store cupboard, coats cupboard & boot box. Karndean floor, UPVC double-glazed windows to front & rear.

FIRST FLOOR LANDING

MASTER SUITE 6.57m x 3.31m max (21'6" x 10'10" max)

Comprising:

Double BEDROOM 1. 3.31m max (2.99m) x 3.33m (10'10" max (9'9") x 10'11")

Plus deep built-in Airing Cupboard with radiator. Hatch with pull-down ladder to Loft Space. UPVC double-glazed window to front & door to:

DRESSING AREA 2.01m x 1.40m (6'7" x 4'7")

Fitted wardrobes & shelves with down-lighting. Door to:

EN-SUITE 2.28m x 1.63m (7'5" x 5'4")

Glazed shower area & cupboard inset washbasin & WC. Down-lighting, tubular towel rail & UPVC double-glazed window to rear.

Double BEDROOM 2. 3.70m x 3.40m (12'1" x 11'1")

Plus deep built-in wardrobe cupboard & UPVC double-glazed window to front.

Double BEDROOM 3. 2.82m x 2.68m (9'3" x 8'9")

UPVC double-glazed window to rear.

'House' BATH/SHOWER ROOM 1.95m x 1.66m (6'4" x 5'5")

Panelled bath with bar-shower over, cupboard inset washbasin & WC, & UPVC double-glazed window to rear.

OUTSIDE FRONT

Roadside side garden area, front lawn & brick-sett 3-car parking. Metal gates to further parking area &:

GARAGE 5.25m x 2.53m (17'2" x 8'3")

Strip-light & power.

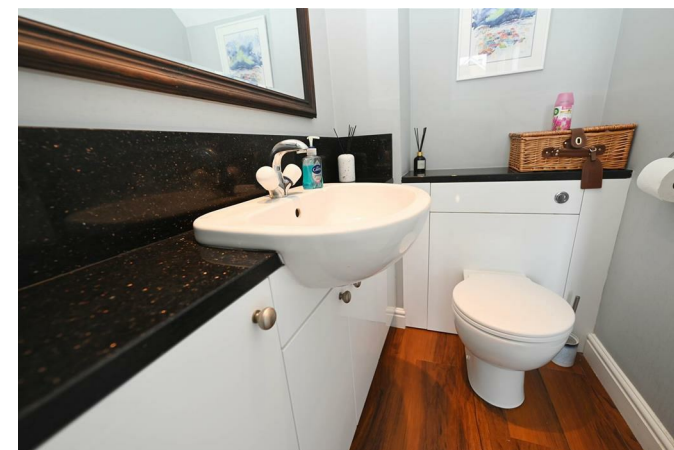
Timber SHED & LOG STORE

LARGE Enclosed REAR GARDEN

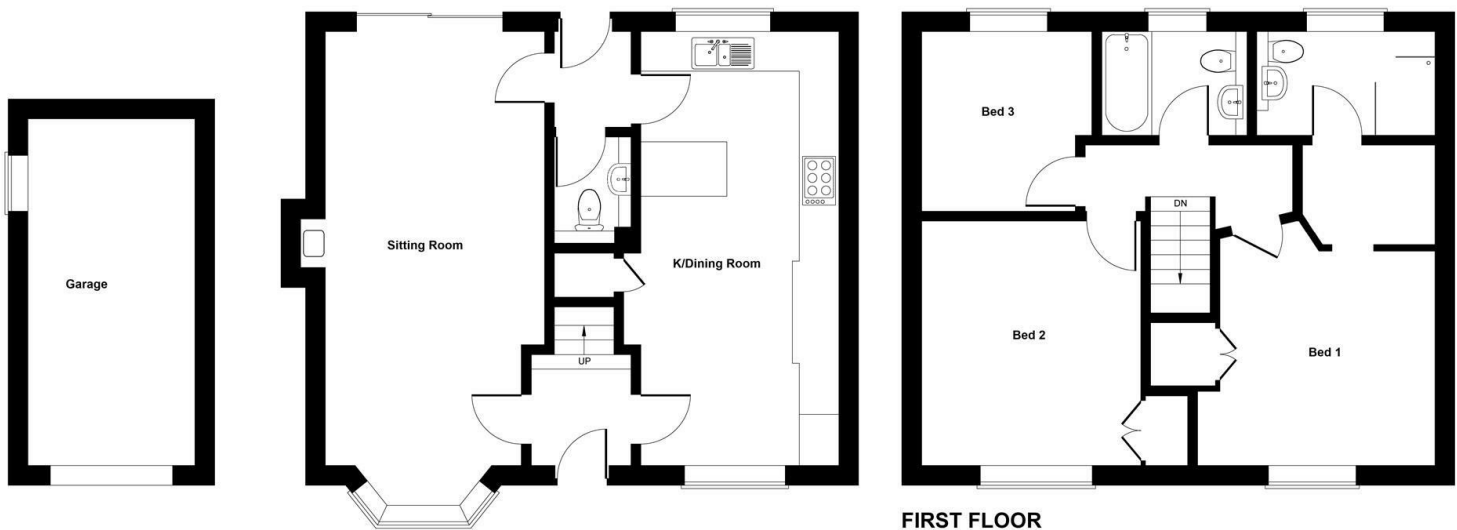
Large walled & fenced lawned Garden with patio area, Apple trees, cold water tap, outside power sockets & lighting.

NOTES

- (1) Freehold
- (2) Council Tax Band: C
- (3) EPC: 73-C
- (4) NEW boiler December 2023 - 10 Year Warranty



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FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales		EU Directive 2002/91/EC 

