



35 Brompton Court, Brompton On Swale, Richmond, DL10 7SA
£795 Per month



PORCH

UPVC double glazed front door & door to:

LOUNGE 5.74 max x 3.60 (18'9" max x 11'9")

A good sized room with fireplace with living-flame gas fire, down-lighting, TV aerial point and central heating radiator. Staircase leading to first floor with useful store cupboard under & UPVC double glazed window to front.

KITCHEN 3.60 x 2.19 (6.41 overall) (11'9" x 7'2" (21'0" overall))

Attractively finished & fitted with a contemporary range of soft-close under-lit wall & floor units with skirting spots. Granite worktops with 1 & ½ bowl sink. Integrated oven/grill & ceramic hob with glazed & stainless steel extractor over, integrated fridge, freezer, microwave, dishwasher, built in wine rack and glass display cabinets. Tiled floor, down-lighting & radiator. UPVC double glazed window & extending into:

DAY ROOM 4.42 x 3.89 into sills (14'6" x 12'9" into sills)

A SUPERB ROOM with tiled floor, TV point & 2 central heating radiators. Large UPVC double glazed windows to sides & rear & UPVC double glazed French doors to the rear garden. Door to:

UTILITY 5.00 x 1.68 (16'4" x 5'6")

Fitted wall & floor units with sink & plumbing for washing machine. Tiled floor, central heating radiator & UPVC double glazed window & door to side.

FIRST FLOOR LANDING

Down-lighting.

BEDROOM 1. 3.60 x 3.41 (11'9" x 11'2")

Including built-in wardrobes with sliding mirrored doors, TV point, central heating radiator & UPVC double glazed window to rear. Loft hatch to:

LOFT AREA

Pull-down ladder, boarding, light point & Baxi 'combi' gas boiler.

BEDROOM 2. 3.58 x 2.56 max (11'8" x 8'4" max)

At the front of the property with a TV aerial point, central heating radiator & UPVC double glazed window to front.

BATH/SHOWER ROOM 2.50 x 1.69 (8'2" x 5'6")

Panelled bath with shower over, inset washbasin with cupboard under & inset WC. Tiled walls & floor, down-lighting & towel radiator. UPVC double glazed window to side.

OUTSIDE FRONT & PARKING

Small lawn with shrubs & flagged/gravel Parking Area. Double outdoor power socket & gate to:

SIDE AREA

Bin store area & outside cold water tap. Opening to:

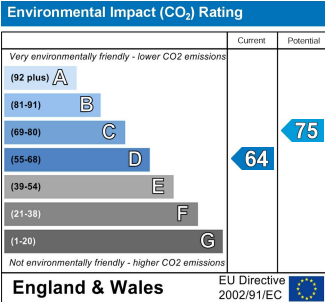
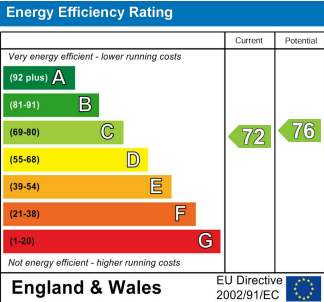
ENCLOSED REAR GARDEN

Enclosed Decked & stone flagged patio alfresco areas, small lawn, outdoor power socket.

NOTE

* Freehold

* Council Tax Band: B



Sketch Plan for Identification Purposes Only
The placement & size of walls, doors, windows, staircases & fixtures are approximate & cannot be relied upon as other than for guidance purposes only