



36A Curteis Drive, Brompton On Swale, Yorkshire, DL10 7HP
£179,950



LOUNGE 4.156 x 3.898 (13'7" x 12'9")

Stairs to first floor, central heating radiator, TV aerial point and telephone point, Oak style flooring, UPVC window to front and glass panelled door leading to kitchen.

KITCHEN 3.900 x 3.025 (12'9" x 9'11")

Fitted with a range of cream base, drawer and wall units with work top surfaces, One and half bowl sink unit with a mixer tap over. Four ring gas hob, stainless steel splash back, below oven, extractor hood. Tiling to splash areas, plumbing for automatic washer, Oak style flooring, central heating radiator, Wall mounted combination boiler. Door to cloaks.w.c, UPVC window and door to rear.

CLOAKS/W.C

Low level w.c, wash hand basin, central heating radiator, tiling to splash areas, laminated floor and extractor fan.

FIRST FLOOR LANDING

Having a central heating radiator and doors leading into the bedrooms and family bathroom/w.c

BEDROOM 1 3.892 x 2.662 (12'9" x 8'8")

A double bedroom with a UPVC double glazed window to the rear with countryside views, central heating radiator, TV point and Oak style flooring.

BEDROOM 2 2.908 x 2.468 (9'6" x 8'1")

A double bedroom with a UPVC double glazed window to the front, central heating radiator, fitted wardrobes with further half landing cupboard with rail. Central heating radiator, TV point and Oak style flooring.

FAMILY BATHROOM/W.C

Having a curved bath with mixer tap, shower with wall mounted mixer and glass shower screen. Pedestal wash hand basin with mixer tap, low level w.c, tiling to splash areas, laminated flooring, central heating radiator, extractor fan and UPVC window to side.

EXTERNALLY

To the front there is a block paved drive providing off road parking for two vehicles. There is an outside welcome light to the front door. The rear is laid with paving and pebbled areas for ease of maintenance.

NOTES

- * FREEHOLD
- * COUNCIL TAX BAND B

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

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