

RICHMOND ROAD

BROMPTON ON SWALE

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# Brompton on Swale

Brompton-on-Swale is a village in North Yorkshire, offering traditional village life whilst having convenient access to nearby towns.

The village is home to two pubs: The Crown and The Farmer's Arms, as well as a local shop which houses the village post office, offering everyday essentials and postal services.

Brompton-on-Swale Church of England Primary School is well-regarded, providing education within the village and rated as good by Ofsted. The village also features a recreation ground with a community sports hall, serving as a hub for local cricket teams

Brompton-on-Swale is conveniently located near major roads, including the A1(M), facilitating easy travel to nearby towns and cities.





# Living Area...

Head inside this lovely home and you're welcomed into a spacious hallway, with room to store coats, shoes, and school bags. Just off the hallway is a convenient downstairs WC, perfect for guests or everyday use.

From here, you're drawn into a bright and welcoming living area, where a large front-facing window fills the room with natural light. A contemporary gas fire is set into the wall, creating a focal point for family evenings in. The current owners have used this space as a dining room, showcasing its versatility to suit your family's needs; whether it's a playroom, lounge, or formal dining area.

Through a set of double doors, you'll find a beautifully spacious kitchen; perfect for cooking together and enjoying mealtimes. There's plenty of room for a kitchen table, making it a true hub of the home. Sleek white cabinets and granite worktops, create a stylish yet practical space that's as functional as it is inviting. The kitchen comes with integral appliances, including an oven, grill, hob, as well as space for freestanding dishwasher & fridge/freezer.

You also find access to a spacious garage though kitchen, which could be doubled up as a utility area for your washing machine and drier.

Step into the garden room, thoughtfully added by the current owners around four years ago. Flooded with natural light from windows on two sides and a set of French doors, this bright and airy space offers lovely views over the pretty garden. It's the perfect spot to unwind in comfort throughout the year. Currently used as a lounge, the room adds another layer of flexibility to suit your family's lifestyle.





# Time for bed...

Heading upstairs via a beautiful staircase featuring oak handrails and glazed panels, you'll find three well-proportioned bedrooms, each filled with natural light and offering a comfortable space for every member of the family.

The main bedroom sits at the front of the home and includes built-in wardrobes, providing practical storage without compromising on space. The second bedroom is another generous double and benefits from its own private WC, ideal for older children, guests, or extended family. The third bedroom is a flexible space, perfect as a child's room, nursery, or a home office to suit your lifestyle.

The family bathroom is bright and modern, fitted with a walk-in shower, great for those busy mornings or relaxing evenings.





# Outside...

To the front of the property, there is a large, paved driveway offering ample parking for multiple family cars and guests, making day-to-day life and entertaining that little bit easier.

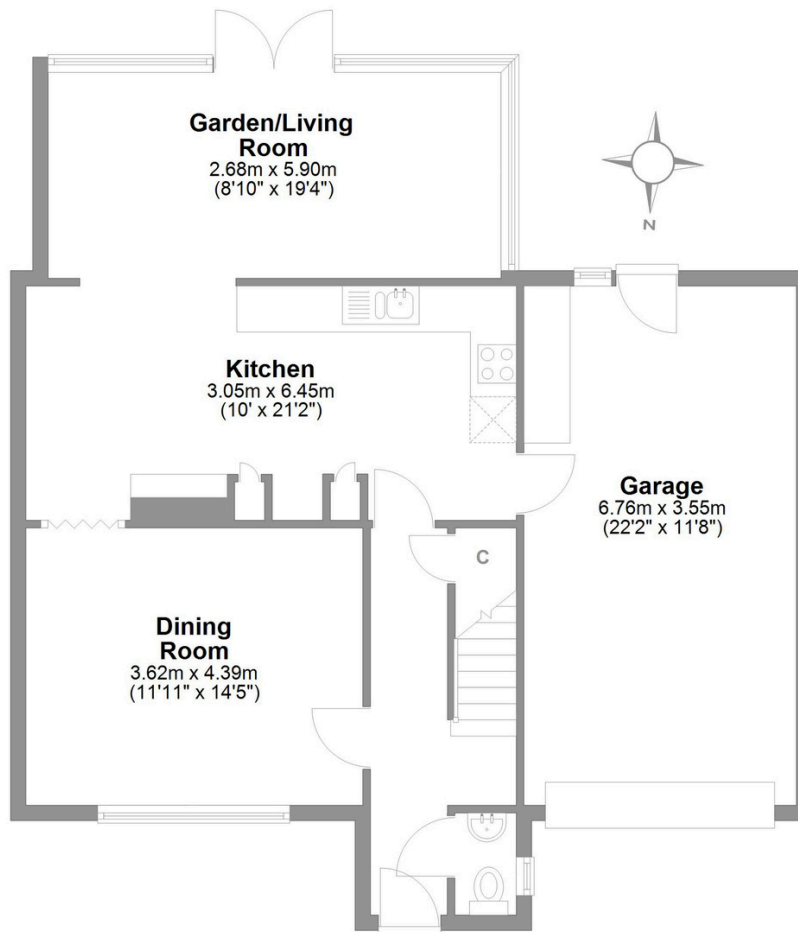
To the rear, you'll find a beautifully maintained, south-facing garden with pretty borders and a neat lawn. There's plenty of room for outdoor furniture, making it the perfect spot for relaxing, playing, or hosting summer get-togethers. It's a garden that's large enough to enjoy, yet small enough to easily maintain; ideal for busy family life.

Your home comes with solar panels, allowing you to be more energy efficient and save some money on your electrics.

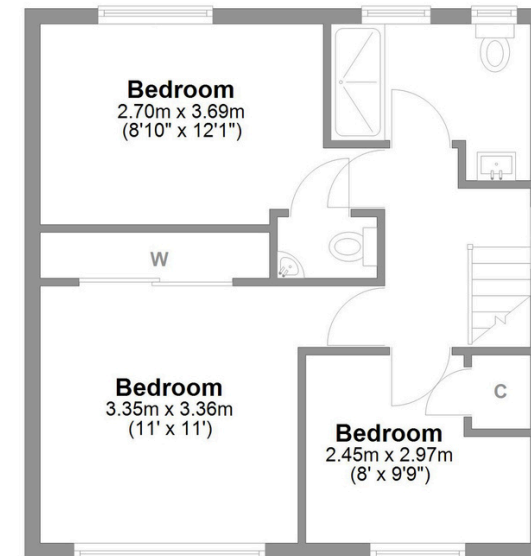
Your home also benefits from triple glazing to the front and double glazing to the rear, keeping it extra efficient alongside your panels.







**Richmond Road  
Brompton on Swale**  
Total area: approx. 131.0 sq. metres (1410.2 sq. feet)



## Finer Details

Freehold  
Council Tax Band: C  
EPC Rating: TBC  
Gas Central Heating  
Solar Panels  
South Facing Back Garden

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Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser.  
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