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Northallerton Road  
Brompton, Northallerton, DL6 2QN

**Offers in the region of £185,000**

House - Terraced  
2 Bedroom/s  
1 Bathroom/s

A beautifully presented two double bed roomed mid terraced home benefitting from gas fired central heating and Upvc double glazing. The spacious accommodation includes an entrance hall, spacious living room with wood floor covering and gas fire with impressive period style fire place and under stairs storage cupboard. The kitchen is fitted with a lovely modern gray high gloss wall and base units with quartz work tops and integrated appliances including oven, hob, fridge and freezer. There is also a useful utility room with stable door to the rear courtyard. To the first floor there are two double bedrooms and a family bathroom fitted with a white suite including corner bath and shower cubicle. The loft is accessible via a ladder and is partially boarded. Externally there is a rear courtyard garden, garden store and a pedestrian gate to the rear.





- Beautifully presented two double bed roomed terraced property
- Spacious living room with period style fire place
- Gas fired central heating and Upvc double glazing
- Modern grey high gloss fitted kitchen with integrated appliances
- First floor bathroom including shower cubicle

#### GENERAL INFORMATION

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

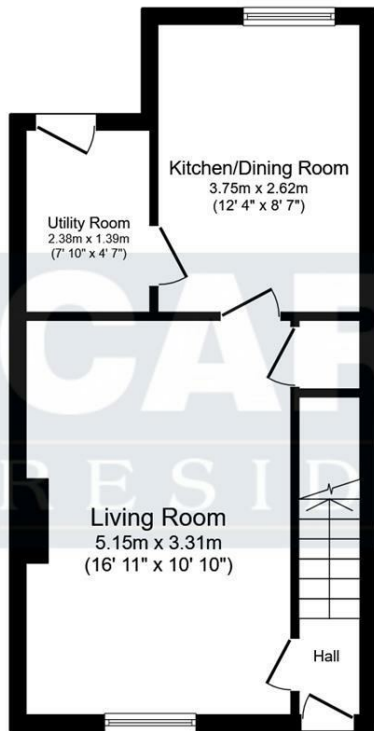
Double glazing.

Local Authority: North Yorkshire Band B

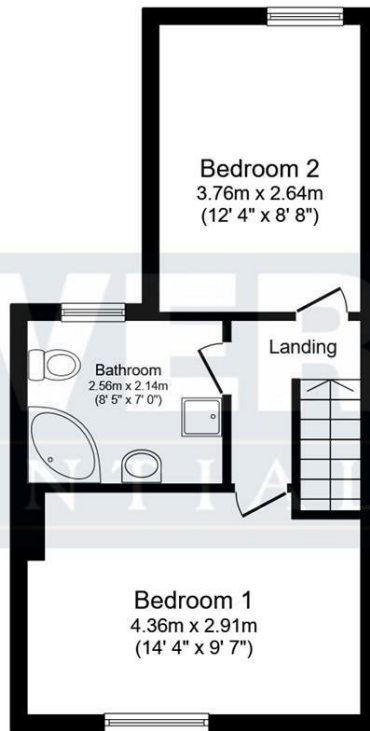
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#### Property Size Information



**Ground Floor**  
Floor area 36.9 sq.m. (397 sq.ft.)



**First Floor**  
Floor area 32.6 sq.m. (351 sq.ft.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</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	

Total floor area: 69.6 sq.m. (749 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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MAB 6202



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