



3 PEMBURY MEWS

BROMPTON ON SWALE, NR RICHMOND, DL10 7SG

£220,000
FREEHOLD

A Pleasantly Situated Detached Family House within a cul-de-sac setting, in this conveniently located village close to Richmond and the A1(M). Requires Refurbishment. Entrance Hall, Lounge, Dining Room, Kitchen, 3 Bedrooms, Bathroom/WC, Garage, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER D67. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

3 PEMBURY MEWS

- 3 BEDROOMS • DETACHED • GARAGE AND DRIVEWAY • CUL-DE-SAC • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING • NO ONWARD CHAIN



DESCRIPTION

A Pleasantly Situated Detached Family House within a cul-de-sac setting, in this conveniently located village close to Richmond and the A1(M). Requires Refurbishment. Entrance Hall, Lounge, Dining Room, Kitchen, 3 Bedrooms, Bathroom/WC, Garage, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER D67. NO ONWARD CHAIN.

ENTRANCE HALL

Coving, stairs to first floor, radiator. Door to Lounge. UPVC double glazed entrance door to front.

LOUNGE

Coving, log effect gas fired, ceiling LED spotlights, wall lights, radiator. Double glazed window to front. Doors to Entrance Hall and Dining Room.

DINING ROOM

Coving, understairs storage cupboard, wood effect laminate floor, radiator. Double glazed double doors to Rear Garden. Door to Lounge. Doorway to Kitchen.

KITCHEN

Tiled surrounds, single drainer sink unit with mixer tap, laminate work surfaces, beech effect cupboards and drawers, built in electric oven and four ring gas hob with stainless steel extractor hood over, built in dishwasher, fridge/freezer space, plumbing for washing machine, ceiling LED spotlights, radiator, wood effect laminate floor, coving. Double glazed window to rear. Doorway to Dining Room. Double glazed door to side.

LANDING

Coving, airing cupboard containing gas fire boiler, loft hatch. Doors to Bedrooms and Bathroom/WC.

BEDROOM 1

Coving, radiator. Double glazed window to rear. Door to Landing.

BEDROOM 2

Coving, fitted wardrobe, radiator. Double glazed window to front. Door to Landing.

BEDROOM 3

Coving, fitted wardrobe over the stairwell and fitted single bed, radiator. Double glazed window to front. Door to Landing.

BATHROOM/WC

Fully tiled walls, pedestal wash hand basin, panelled bath with electric shower and folding screen, wc, chrome heated towel ladder, ceramic tiled floor. Double glazed window to rear. Door to Landing.

OUTSIDE

Front Garden

Lawn, block paved/paved driveway to the side.

Rear Garden

Lawn, paved patio, light, cold water tap.

Garage

Hipped roof with rafter storage, fitted cupboards, light, double power socket, up and door to front.

SERVICES

Mains electricity, gas, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 78603.

Local Authority - North Yorkshire Council – Tel: 0300 1312131
www.northyorks.gov.uk

Broadband and Mobile Phone Coverage – please check using this website
<https://checker.ofcom.org.uk>

Property Reference – 18791620

Particulars Prepared – March 2026.

IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.

ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.

iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.

iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

FREE IMPARTIAL MORTGAGE ADVICE

CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written quotation available upon request.

AML POLICY

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:

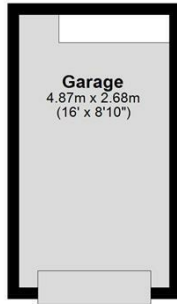
- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

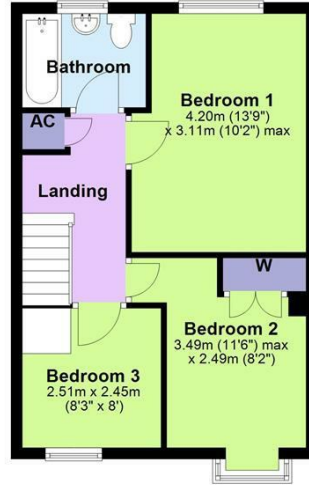
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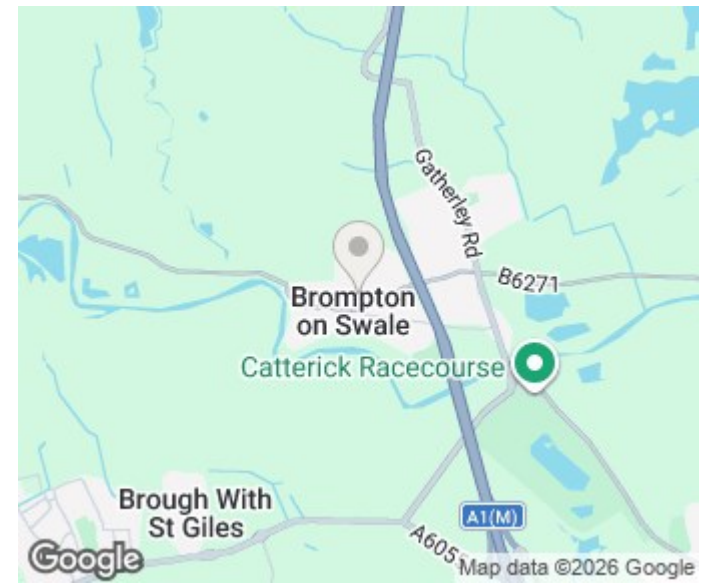
Ground Floor
Approx. 52.2 sq. metres (562.1 sq. feet)



First Floor
Approx. 40.6 sq. metres (437.1 sq. feet)



Total area: approx. 92.8 sq. metres (999.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Richmond Office Sales
14 Queens Road
Richmond
North Yorkshire
DL10 4AG

01748 822473
richmond@normanfbrown.co.uk
www.normanfbrown.co.uk

