



71 BROMPTON PARK

BROMPTON ON SWALE, NR RICHMOND, DL10 7JP

£230,000
FREEHOLD

A Detached Family House within a cul-de-sac setting in this conveniently located village close to Richmond and the A1(M). Requires Refurbishment. Entrance Porch, Hall, Lounge, Conservatory, Kitchen/Dining Room, 3 Bedrooms, Showed Room/WC, Garage split into two store rooms, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER C71. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

71 BROMPTON PARK

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



DESCRIPTION

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ENTRANCE PORCH

Ceramic tiled floor. Door to Hall. Double glazed windows to front and side. Composite entrance door to side.

HALL

Coving, stairs to first floor. Doors to Lounge and Kitchen/Dining Room. Door to Porch.

LOUNGE

Coving, wood effect laminate floor, wall lights, pine surround fireplace, radiator. Double glazed bay window to front. Double glazed window to rear. Doors to Entrance Hall and Conservatory.

CONSERVATORY

Wall lights, ceramic tiled floor. Double glazed windows. Double glazed double doors to side. Door to Lounge.

KITCHEN/DINING ROOM

Tiled surrounds, stainless steel single drainer sink unit, laminate work surfaces, beech effect cupboards and drawers, built in electric oven and four ring gas hob with stainless steel cooker hood over, plumbing for dishwasher, plumbing for washing machine, fridge/freezer space, wall mounted gas fired boiler, understairs cupboard, coving, radiator. Double glazed bay window to front. Double glazed window to rear. Door to Hall. Double glazed door to Rear Garden.

LANDING

Coving, radiator. Double glazed window to rear. Doors to Bedrooms and Shower Room/WC.

BEDROOM 1

Built in wardrobes with sliding doors, coving, radiator, airing

cupboard with hot water cylinder. Double glazed window to front. Door to Landing.

BEDROOM 2

Coving, built in wardrobes, radiator, loft hatch. Double glazed window to front. Door to Landing.

BEDROOM 3

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

SHOWER ROOM/WC

Wash hand basin, fitted cupboards, large shower cubicle with electric shower, extractor fan, wc, chrome heated towel ladder. Double glazed window to rear. Door to Landing.

OUTSIDE

Front Garden

Block paved driveway, lawn, shrubs.

South Facing Rear Garden

Lawn, patio, pond, cold water tap.

Garage

Divided into two store rooms and could easily be returned to a garage, 2 double power sockets, lights, up and over door to front, window to side, personnel door to side.

SERVICES

Mains electricity, gas, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 105280.

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 – 18791622

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):

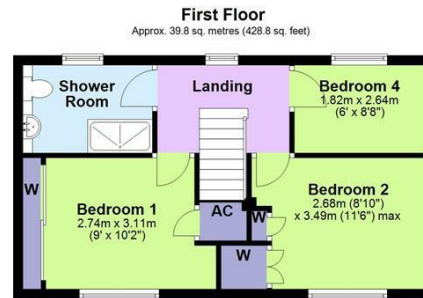
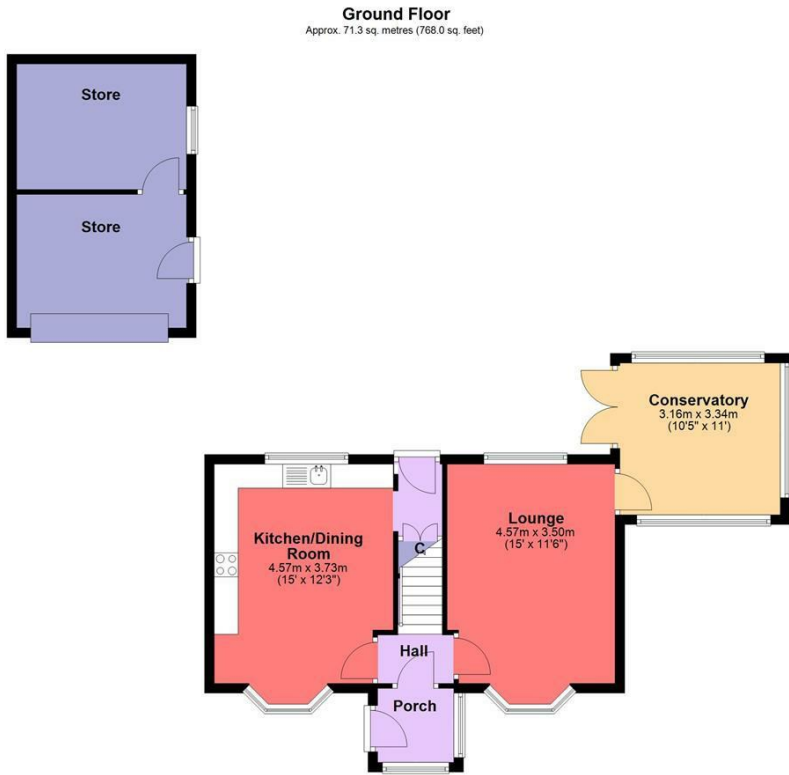
In accordance with The Money Laundering Regulations 2017, we are required by law to:

- 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.

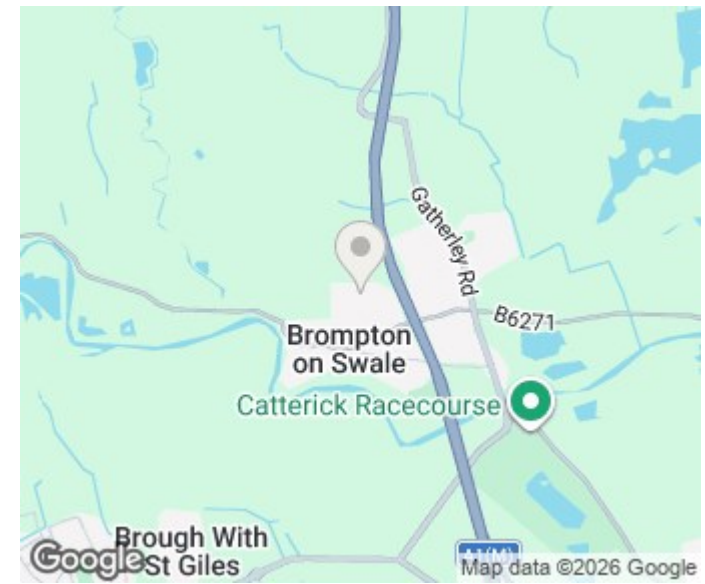
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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Total area: approx. 111.2 sq. metres (1196.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		71	
(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	

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

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