



**37 RICHMOND ROAD
BROMPTON ON SWALE, DL10 7HF**

**£230,000
FREEHOLD**

A Deceptively Spacious Character Terraced Cottage with good sized south facing garden, situated within the heart of this desirable and easily accessible village close to Richmond and the A1(M). Lounge, Dining Room, Kitchen, 2 Double Bedrooms, Study, Bathroom/WC, Front and Rear Gardens, Gas Fired Central Heating. Council Tax Band A. EER tbc. NO ONWARD CHAIN.

NORMAN F.BROWN

Est. 1967

37 RICHMOND ROAD

- DECEPTIVELY SPACIOUS • CHARACTER COTTAGE • 2 DOUBLE BEDROOMS PLUS STUDY • GOOD SIZED GARDEN • GAS FIRED CENTRAL HEATING • NO ONWARD CHAIN



DESCRIPTION

A Deceptively Spacious Character Terraced Cottage with good sized south facing garden, situated within the heart of this desirable and easily accessible village close to Richmond and the A1(M). Lounge, Dining Room, Kitchen, 2 Double Bedrooms, Study, Bathroom/WC, Front and Rear Gardens, Gas Fired Central Heating. Council Tax Band A. EER tbc. NO ONWARD CHAIN.

LOUNGE

Beamed ceiling, wood burning stove with feature stone surround and stone hearth, shelved recess, wall lights, built in cupboard, walk in storage cupboard, radiator. Stairs to first floor. Horizontal sash window to rear. Part glazed door to Dining Room. Door to Walk in cupboard. Entrance door to front with glazed panel.

DINING ROOM

Ceiling rose, radiator. Glazed double doors to Rear Garden. Part glazed doors to Lounge and Kitchen.

KITCHEN

Tiled surrounds, ceramic sink unit, wooden work tops, fitted cupboards, electric cooker space, fridge/freezer space, plumbing for washing machine, wall mounted gas fired combi boiler, radiator. Horizontal sash window to side. Stable door to Rear Garden. Part glazed door to Dining Room.

BEDROOM 2

Radiator, wall lights, loft hatch. Horizontal sash window to front. Door to Study.

STUDY

Radiator, walk in storage cupboard. Double glazed Velux window. Door to Bedroom 2. Doorway to Inner Landing.

INNER LANDING

Doors to Bedroom 1 and Bathroom/WC.

BEDROOM 1

Radiator. Window to rear. Door to Inner Landing.

BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath with shower attachment, extractor fan, wc, radiator. Window to rear. Part glazed door to Inner Landing.

OUTSIDE

Front Garden

Good Sized South Facing Rear Garden

SERVICES

Mains electricity, gas, water and drainage.

GRADE II LISTING

Cottage. Mid - late C18. Rubble with ashlar dressings, pantile roof.
2 storeys, 1 first-floor window. On ground floor to left, C20 part-glazed panelled door in flush ashlar surround with large keystone. C20 casement windows in flush ashlar surrounds with keystones. Brick stack at right end.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 159781.

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>

Particulars Prepared – February 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.

37 RICHMOND ROAD



Ground Floor

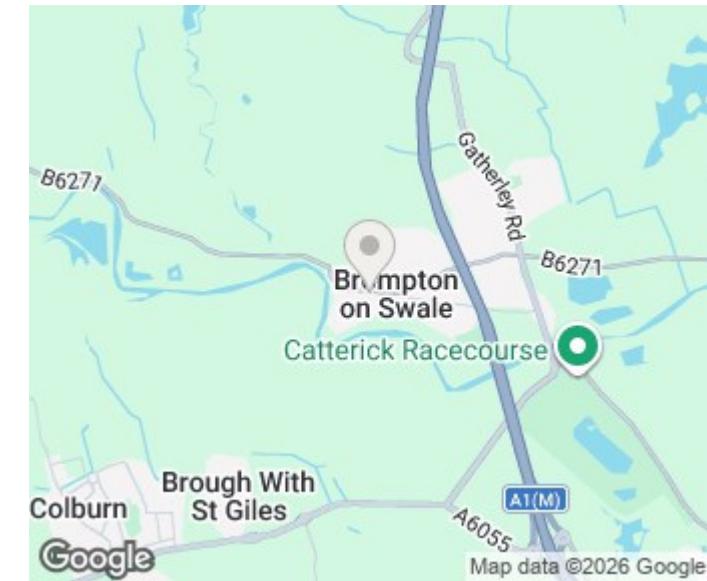
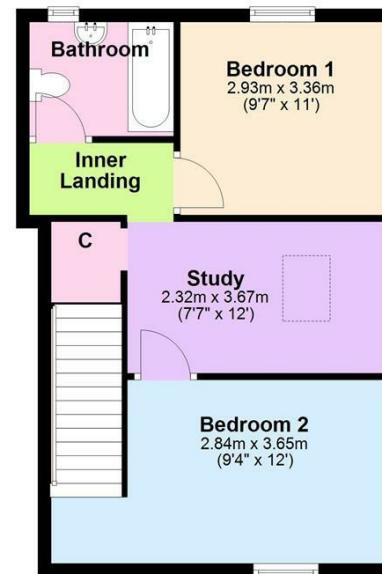
Approx. 51.2 sq. metres (551.2 sq. feet)



Total area: approx. 93.7 sq. metres (1009.0 sq. feet)

First Floor

Approx. 42.5 sq. metres (457.7 sq. feet)



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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NORMAN F.BROWN

Est. 1967