



10 STATION ROAD
BROMPTON ON SWALE, DL10 7HN

£185,000
FREEHOLD

A Spacious Mature Semi Detached Family House within this popular and easily accessible village close to Richmond. Requires modernisation. Entrance Porch, Hall, Lounge, Dining Room, Kitchen/Breakfast Room, Rear Porch, 3 Bedrooms, Bathroom/WC, Garage, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER D59. NO ONWARD CHAIN.

NORMAN F. BROWN

Est. 1967

10 STATION ROAD

- 3 BEDROOMS • SPACIOUS • MATURE SEMI DETACHED HOUSE • GOOD SIZED PRIVATE SOUTH FACING GARDEN • GARAGE AND DRIVEWAY • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING • MODERNISATION REQUIRED • NO ONWARD CHAIN



DESCRIPTION

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ENTRANCE PORCH

Double glazed entrance door to front. Part single glazed door to Hall. Internal window to Hall.

HALL

Radiator, understairs storage cupboard, stairs to first floor. Part glazed door to Entrance Porch. Door to Lounge. Internal window to Entrance Porch.

LOUNGE

Tiled surround open fireplace, radiator. Double glazed bay window to front with venetian blinds. Door to Entrance Hall. Archway to Dining Room.

DINING ROOM

Tiled surround open fireplace, wall lights, built in cupboard and drawers, radiator. Double glazed window to rear. Glazed sliding door to Kitchen/Breakfast Room. Archway to Lounge.

KITCHEN/BREAKFAST ROOM

Tiled surrounds, stainless steel single drainer sink unit with mixer tap, formica work tops, pine cupboards and drawers, built in double electric oven and 4 ring ceramic hob with extractor hood over, plumbing for washing machine, fridge space, pantry cupboard, radiator. Double glazed windows to side and rear with venetian blinds. Glazed sliding door to Dining Room. Double glazed door to Rear Porch.

REAR PORCH

Door to Garage. Double glazed door to Kitchen/Breakfast Room. External double glazed door to Rear Garden. Double glazed window to rear.

GARAGE

Light, double power socket, pitched roof, up and over door to front, door to Rear Porch.

LANDING

Double glazed window to side. Doors to Bedrooms and Bathroom/WC.

BEDROOM 1

Built in wardrobes and cupboards, radiator. Double glazed window to front with venetian blinds. Door to Landing.

BEDROOM 2

Original cast iron fireplace surround, radiator. Double glazed window to rear. Door to Landing.

BEDROOM 3

Radiator. Double glazed window to front. Door to Landing.

BATHROOM/WC

Tiled surrounds, wash hand basin in vanity unit with cupboard below, panelled shower bath with shower over and curved glass screen, extractor fan, wc, radiator, airing cupboard containing wall mounted WORCESTER gas fired combi boiler, loft hatch. Double glazed window to side. Door to Landing.

OUTSIDE

Front Garden

Block paved driveway, gravel chippings, flower bed, light.

Good Sized Private South Facing Garden

Lawn, flower beds, pond, timber garden shed, light, side passage to the front with gate.

SERVICES

Mains electricity, gas, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 489836.

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 – 18783211

Particulars Prepared – April 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.

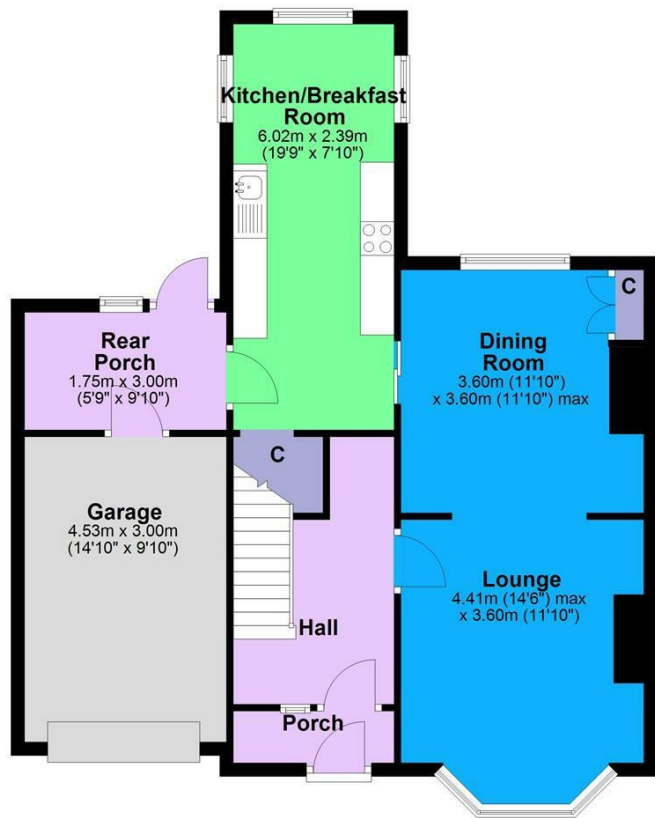
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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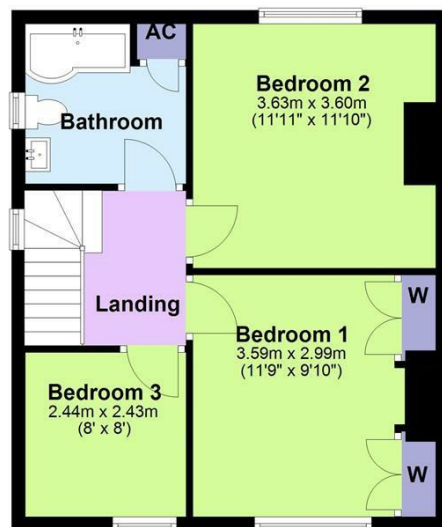
Ground Floor

Approx. 73.4 sq. metres (789.7 sq. feet)

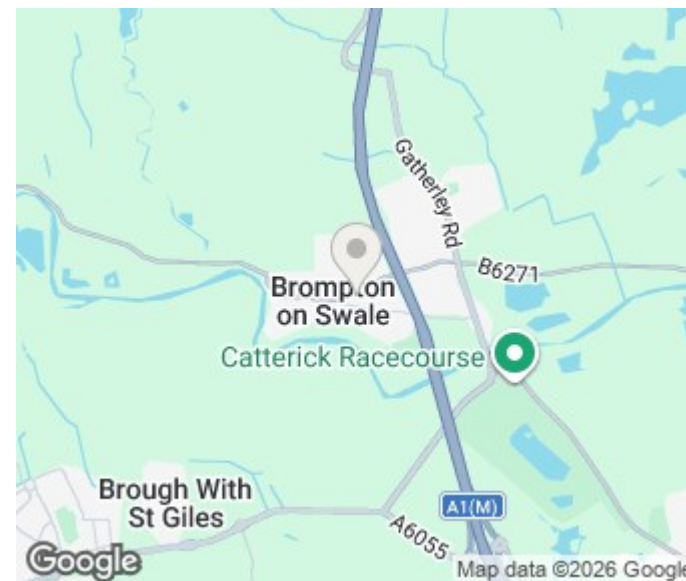


First Floor

Approx. 44.5 sq. metres (479.3 sq. feet)



Total area: approx. 117.9 sq. metres (1269.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	73
(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

