No 2, Three Horseshoes, Brompton, Northallerton DL6 2ST

Offers in excess
£99,950

- Ideal investment opportunity, First time buyer or holiday let
- No onward chain
- Close to local amenities
- spacious Two bed house
- In a sought after village location
- Retained pub features
- Grade II Listed

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- **Excellent opportunity for Investors, first time buyers or holiday lets.**
- Offered with no onward chain.
- Situated within the highly sought-after village location of Brompton.
- The property enjoys convenient access to local amenities and is ideally positioned for Northallerton and surrounding areas with great transport routes.
- 2.6 miles from Northallerton Train Station giving you direct links to places such as York, Leeds, Newcastle, Durham and London.
- Two generously sized bedrooms.
- One family bathroom and downstairs w/c.

DREW & CO
THE RURAL PROFESSIONALS

Bullamoor Farm, Bullamoor, Northallerton, North Yorkshire, DL6 3QP

Tel: 01609 633056 info@drew-co.co.uk **drew-co.co.uk**

Introduction

A spacious two-bedroom terraced family home offering generous accommodation throughout over two floors. Formerly a public house, the property retains character and period features, combining traditional charm with practical family living. Offering excellent potential, it represents an ideal opportunity for first-time buyers, families or investors seeking a well-proportioned home in a popular residential location.

Situation

Situated within the well-established village of Brompton, the property enjoys convenient access to a range of local amenities, schools and everyday services.

Northallerton town centre is approximately 2 miles away and offers an excellent selection of independent shops, supermarkets, cafés, restaurants and leisure facilities. Northallerton railway station (approximately 2.6 miles) provides regular direct services to York, Leeds and London King's Cross, making the property well placed for commuters.

The A19 and A1(M) are also within easy reach, offering excellent road connections throughout Yorkshire and the North East.

Description

A well-presented, generously proportioned two-bedroom home arranged over two floors and benefitting from gas-fired central heating throughout.

The accommodation comprises a spacious living room, fitted kitchen, fitted utility room and ground floor WC. To the first floor are two well-sized bedrooms together with a family bathroom.

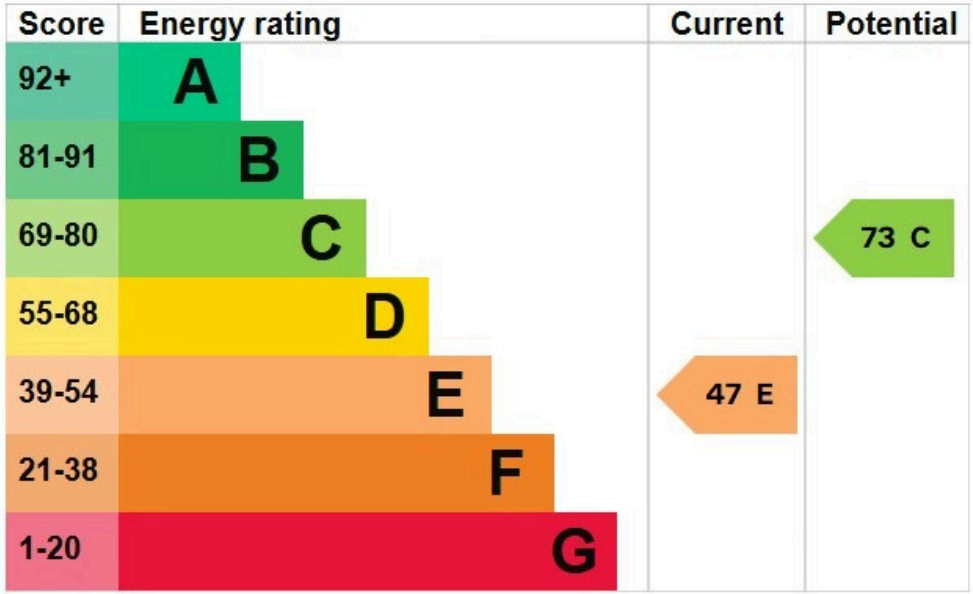
Externally, the property benefits from a shared rear courtyard and on-street parking nearby. The property is well suited to a wide range of purchasers including first-time buyers, families and buy-to-let investors.

Anti Money Laundering

Any successful purchaser will have to provide photo ID and proof of address to satisfy anti money laundering regulations. Proof of funds will also be required before any sale proceeds.

Council Tax Band B

EPC - E



THE LIVING SPACE COMPRISES:

LIVING ROOM: 7.48M X 3.25M
A generously sized, carpeted living room with a bay window. Panelled walls. Characterful brick open fireplace with stone hearth. Radiator and TV point. Raised level to the side would ideally act as a dining area.

KITCHEN: 3.75M X 1.92M
Kitchen with a tiled floor, fitted range of base and wall units, single sink with drainer, UPVC window, extractor fan and cooker point.

UTILITY: 2.09M X 3.71M
UPVC door leading to shared yard, two UPVC windows, single sink with drainer, radiator, space for washing machine.

DOWNSTAIRS W/C: 0.77M X 1.5M
Corner sink and toilet.

STAIRS UP TO FIRST FLOOR LANDING
Window, loft hatch and spacious airing cupboard housing the combi boiler on the landing.

BATHROOM: 2.09M X 2.75M
White bathroom suite, comprising over shower bath tub, tiled. Wash basin, WC, radiator, extractor fan, UPVC double glazed window and tiled flooring.

BEDROOM 1: 3.66M X 3.25M
Spacious carpeted double bedroom with radiator, TV point, sash window and ample sockets.

BEDROOM 2: 3.18M X 3.32M
Spacious carpeted double bedroom with radiator, TV point, sash window and ample sockets.

OUTSIDE
There is a shared yard at the rear of the property. Ideal for washing lines and bin storage.

OUTHOUSES
Within the yard are two external brick outhouses which come with the property, ideal for storage.

TENURE
The property is freehold with vacant possession upon completion.

METHOD OF OFFERING
The Property is offered for sale initially by private treaty, we urge all interested parties to register their interest with us to can keep you updated as the sale progresses.

ALL EXPRESSIONS OF INTEREST SHOULD INITIALLY BE DIRECTED TO:

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BULLAMOOR FARM, BULLAMOOR, NORTHALLERTON, NORTH YORKSHIRE, DL6 3QP

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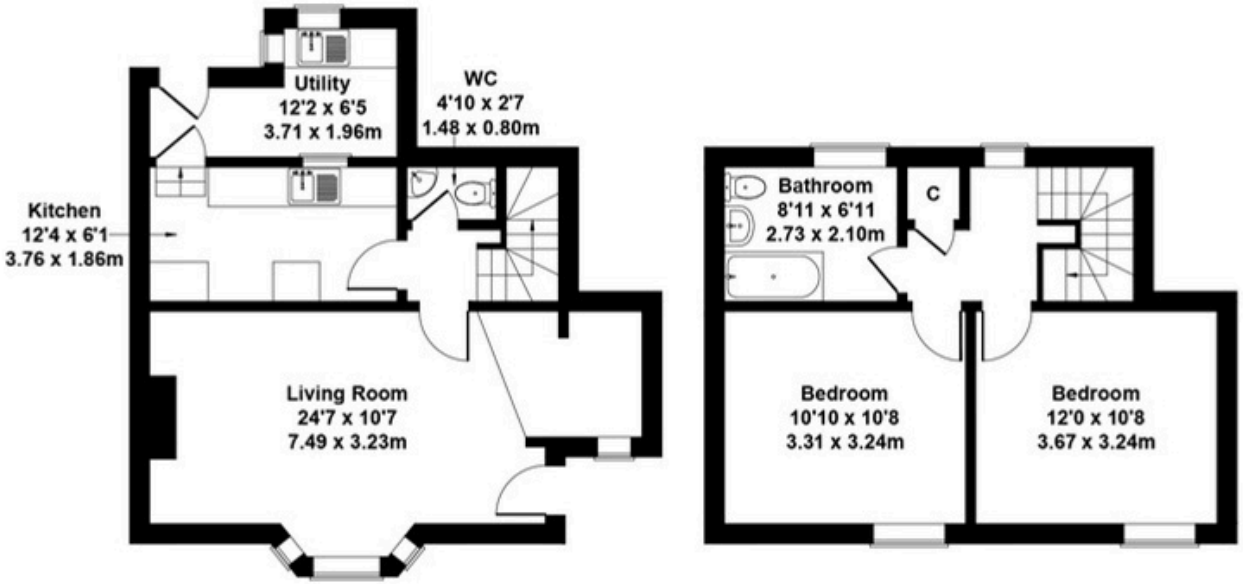
2 The Three Horseshoes, Brompton

Approximate gross internal area
81 sq m - 872 sq ft



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced By Vue3Sixty

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IMPORTANT NOTICE

These particulars are prepared in good faith for general guidance only and do not constitute an offer or contract, nor form part of one. Whilst care has been taken in their preparation, their accuracy cannot be guaranteed and all interested parties should rely on their own enquiries and professional verification.

All descriptions, measurements, areas, distances and other details are approximate and provided for guidance only. No warranty or representation is given by the vendor or the agent in respect of the property.

We have not carried out a structural survey or tested any services, systems, appliances, fixtures or fittings. Any reference to such items does not imply that they are in working order or fit for purpose.

Plans and photographs are for identification and illustrative purposes only and may not be to scale. Only those items specifically confirmed in writing as included will form part of the sale.

Any matters of particular importance should be confirmed with us in writing prior to proceeding.

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