



4 ST. PAULS DRIVE
BROMPTON ON SWALE, NR RICHMOND, DL10 7HQ

£274,000
FREEHOLD

A Spacious Detached Bungalow pleasantly located within a cul-de-sac setting in this popular village close to Richmond and the A1(M). Entrance Porch, Hall, Lounge, Kitchen/Dining Room, 3 Bedrooms, Shower Room/WC, Timber Garage, Driveway providing ample parking, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band D. EER tbc.

NORMAN F. BROWN

Est. 1967

4 ST. PAULS DRIVE

- 3 BEDROOMS • SPACIOUS • CUL-DE-SAC • PRIVATE GARDEN • GARAGE AND AMPLE PARKING • GAS CENTRAL HEATING • UPVC DOUBLE GLAZING



DESCRIPTION

A Spacious Detached Bungalow pleasantly located within a cul-de-sac setting in this popular village close to Richmond and the A1(M). Entrance Porch, Hall, Lounge, Kitchen/Dining Room, 3 Bedrooms, Shower Room/WC, Timber Garage, Driveway providing ample parking, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band D. EER tbc.

ENTRANCE PORCH

Electric meter cupboard, fitted shelving. Double glazed entrance door to side. Glazed door to Hall. Double glazed windows to front and side.

HALL

Radiator, access to part boarded loft space with drop down hatch and fold down ladder. Doors to Lounge, Bedrooms, Shower Room/WC, Kitchen/Dining Room and Entrance Porch.

LOUNGE

Gas fire with tiled hearth and stone surrounds, radiator. Double glazed window to front. Door to Hall.

KITCHEN/DINING ROOM

Tiled surrounds, stainless steel single drainer sink unit with mixer tap, laminate work surfaces, fitted cupboards and drawers, gas cooker space, fridge/freezer space, plumbing for washing machine, tumble dryer space, radiator, ceiling LED spotlights, cupboard containing wall mounted gas fired combi boiler, further storage cupboard. Double glazed window to rear. Double glazed external door to rear. Door to Hall.

BEDROOM 1

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

BEDROOM 2

Radiator. Double glazed window to side. Door to Hall.

BEDROOM 3

Radiator, fitted shelves. Double glazed window to rear. Door to Hall.

SHOWER ROOM/WC

Fully tiled walls, vanity wash hand basin with cupboard below, large cubicle with rainfall shower head and separate head and hose and glass doors, extractor fan, wc, radiator, ceramic tiled floor, ceiling halogen spotlights. Double glazed window to rear. Door to Hall.

OUTSIDE

Front Garden

Lawn, well stocked flower beds, block paved pathway, light.

To the Side

Long block paved driveway providing ample parking.

Private Rear Garden

Lawn, well stocked flower beds, fruit trees and fruit bushes, cold water tap, light.

SERVICES

Mains electricity, gas, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 254205.

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 – 18820460

Particulars Prepared – July 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:

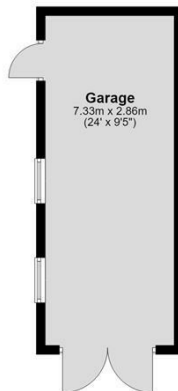
- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of 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.

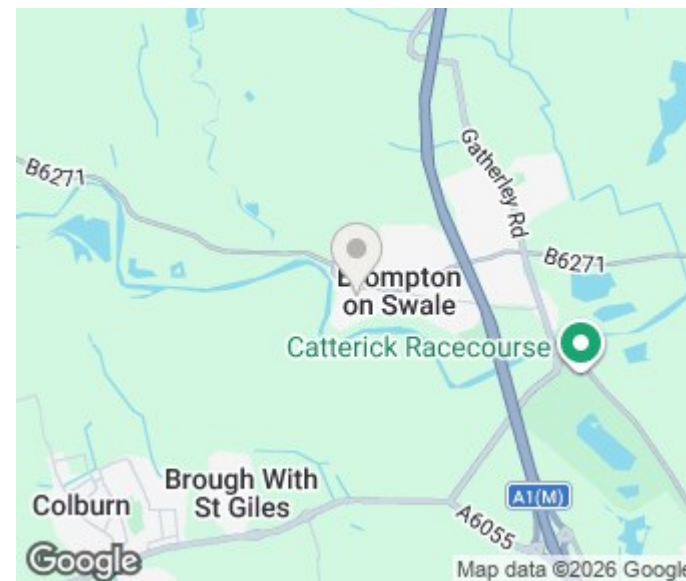
4 ST. PAULS DRIVE



Ground Floor
Approx. 96.9 sq. metres (1043.3 sq. feet)



Total area: approx. 96.9 sq. metres (1043.3 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		
(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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