



**31 Northallerton Road**  
Brompton, Northallerton, DL6 2QR

**youngsRPS** 



**31 Northallerton Road  
Brompton  
Northallerton  
DL6 2QR**

**Offers over £86,000**

- Charming period cottage
- Cosy accommodation
- Delightful Garden just a couple of paces from the back door
- Off road parking at the front (not owned by the property)



**youngsRPS** 

Youngs - Northallerton 01609 773004



**DESCRIPTION** A charming mid terrace period cottage of considerable character pleasantly situated in the centre of the popular village of Brompton convenient for the local shop and primary school and with a regular bus service into Northallerton. It offers cosy accommodation which comprises Living Room, Kitchen, Double Bedroom with fitted wardrobes and Shower Room/WC. Gas central heating is installed together with upvc double glazed windows and doors. Outside there is a delightful Garden just a couple of paces from the back door and off road parking at the front (not owned by the property). An ideal property for a first time buyer.

#### THE ACCOMMODATION COMPRISES

**LIVING ROOM** 11' 10" x 11' 0" (3.61m x 3.35m) With window to front and upvc double glazed entrance door. Arched cast iron fire place with open grate on tiled hearth with wood surround, beamed ceiling, radiator, door to staircase. Glazed door to:

**KITCHEN** 8' 0" x 6' 0" (2.44m x 1.83m) With window and upvc double glazed exit door to rear. fitted base units with roll edge worktops and inset stainless steel sink and drainer, plumbing for automatic washer, tiled surrounds, storage area under the stairs.

#### FIRST FLOOR

**LANDING** With window to rear.

**DOUBLE BEDROOM** 11' 10" x 9' 3" (3.61m x 2.82m) plus robes With window to front, wall length range of fitted wardrobes, cupboard housing Baxi gas fired condensing combi boiler, radiator.

**SHOWER ROOM** With window to rear, tiled shower cubicle with Mira Zest electric shower and folding glass door, fitted base unit with tiled countertop, inset basin and cupboards below, low level WC, radiator.

**OUTSIDE** To the front there is off street parking in front of the property (not owned by the property).

To the rear is a shared concrete pathway to the delightful garden which measures approximately 35ft x 15ft (10.67m x 4.57m) with a lawn and borders stocked with a variety of ornamental plants trees and shrubs. There is also a timber storage shed and water butt.

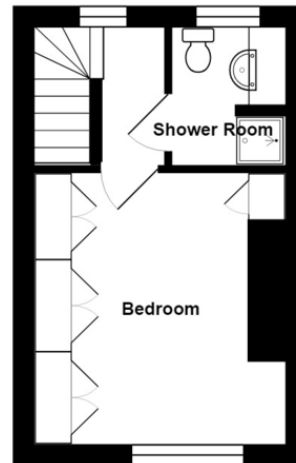
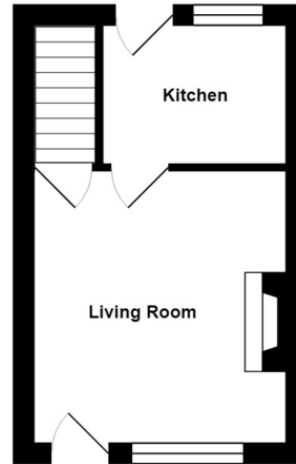
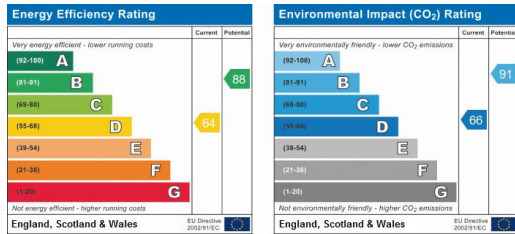
## ADDITIONAL INFORMATION

Council Tax Band A

Local Authority

Hambleton District Council, Civic Centre, Stone Cross,  
Northallerton, North Yorkshire, DL6 2UU

Tel: 01609 779977



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**Hexham**  
Priestpopple, Hexham,  
Northumberland, NE46 1PS  
T: 01434 608980 / 609000  
mail.hexham@youngsrps.com

**Newcastle**  
Shakespeare House, 18 Shakespeare St,  
Newcastle upon Tyne, NE1 6AQ  
T: 0191 2610300  
newcastle@youngsrps.com

**Alnwick**  
Russell House, Greenwell Road,  
Alnwick, NE66 1HB  
T: 01665 606800  
mail.alnwick@youngsrps.com

**Sedgefield**  
50 Front Street, Sedgefield,  
Co. Durham, TS21 2AQ  
T: 01740 622100 / 617377  
mail.sedgefield@youngsrps.com

**Northallerton**  
80-81 High Street, Northallerton,  
North Yorkshire, DL7 8EG  
T: 01609 773004  
northallerton@youngsrps.com