



42 Church View

Brompton, Northallerton, DL6 2QX

youngsRPS 

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Guide Price: £225,000

A contemporary three bedroom character cottage which has been skilfully renovated by the present owners. The property now benefits from modern interiors, recently fitted windows and a new bathroom. Formerly two cottages, this modern yet characterful home is located in the popular village of Brompton where the village Church and grounds are located just over the road.

- Three Bedroom Characterful Cottage
- Village Green location
- Modern Interiors
- Private Rear Garden
- EPC Rating E



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Youngs - Northallerton 01609 773004
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GROUND FLOOR

DINING ROOM

18' 10" x 8' 11" (5.74m x 2.72m) The property is accessed via a part glazed composite door leading to a spacious dining room with engineered oak flooring, a window to the front looking towards the church and an open access to the kitchen.

KITCHEN

11' 8" x 6' 4" (3.56m x 1.95m) A galley style kitchen featuring a range of shaker wall and base units with contrasting laminate granite effect work tops and an inset ceramic kitchen sink. There is space for a fridge freezer, oven, washing machine and a slimline dish washer. There is also a window which looks towards the rear garden and an engineered oak floor.

LIVING ROOM

13' 10" x 12' 0" (4.23m x 3.66m) A spacious living room with a painted beam ceiling and a chimney breast with flue. There is a storage cupboard, window facing the church and carpeted flooring.

FIRST FLOOR

LANDING

With a carpeted staircase rising from the ground floor, the landing gives access to all upstairs rooms.

BEDROOM 1

12' 2" x 11' 9" (3.71m x 3.59m) A well-proportioned double bedroom with decorative period fireplace, carpeted flooring and a window to the front. There is ample room for bedroom furniture.

BEDROOM 2

11' 8" x 8' 0" (3.56m x 2.45m) Another double bedroom with carpeted floor, window to the front and a useful alcove that could house a wardrobe. There is a loft hatch providing access to the loft which is partially boarded for storage.

BEDROOM 3

13' 10" x 6' 6" (4.24m x 1.99m) Currently used as a home office and occasional room, this bedroom could fit a double bed and bedroom furniture if required. There is a window to the rear.

BATHROOM

A recently refitted bathroom featuring a white suite comprising a WC with concealed cistern, wash basin with vanity unit and a pea

shaped bath with shower over and a chrome towel rail. The walls are partially tiled and there is a storage cupboard housing the gas combi boiler.

OUTSIDE

To the rear there is a good sized garden with well stocked mature shrub borders. There is a hardscaped patio area and a gravelled Barbeque area which is enclosed within a low lying wall and hedge to provide privacy from the neighbour right of way spanning the back of the terrace. Adjacent to the left hand fence a pathway leads to a neighbour's garden where access must be maintained. The introduction of a new fence could afford greater privacy to this property's garden.

SERVICES

Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water.

VIEWINGS

Viewings are strictly by appointment. Please contact the agent on 01609 773004

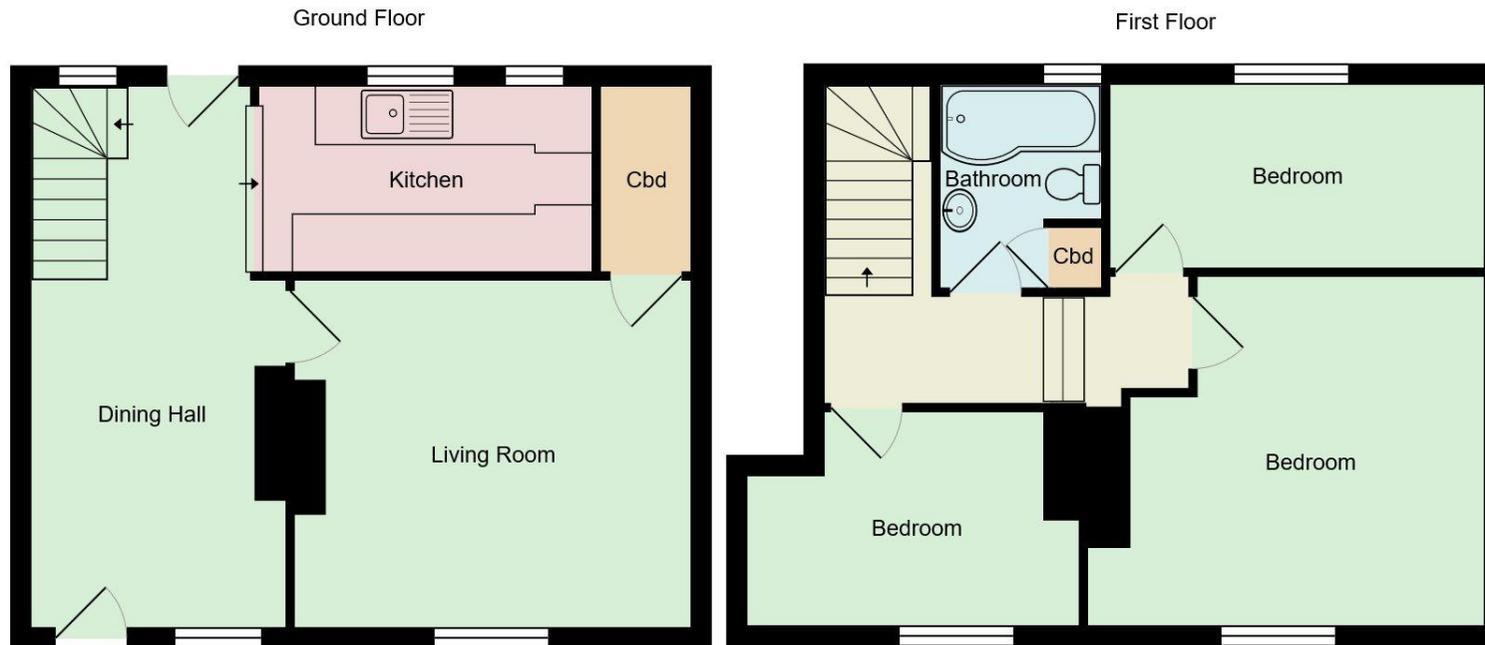
CHARGES

Hambleton District Council Tax Band B.

AGENT'S NOTES

Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



All measurements are approximate and for display purposes only.

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