



16 BROMPTON COURT BROMPTON ON SWALE, NORTH YORKSHIRE, DL10 7SA

A WELL PRESENTED SEMI-DETACHED FAMILY HOUSE WITHIN A PLEASANT CUL-DE-SAC LOCATION IN THIS DESIRABLE VILLAGE.

Entrance Hall, Lounge/Dining Room, Kitchen, 3 Bedrooms, Bathroom/WC, Carport, Driveway, Low Maintenance Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. EER C69.

Offers in the Region of £174,950





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The Accommodation comprises:

GROUND FLOOR

ENTRANCE HALL

Radiator. UPVC double glazed entrance door to front. Door to Lounge/Dining Room.

LOUNGE/DINING ROOM

7.18m x 3.56m (23'7" x 11'8") (maximum measurements). Coving, flame effect gas fire with marble and oak surrounds, telephone point, television point, two radiators. Double glazed bay window to front with vertical blinds. Double glazed double doors to Rear Garden with vertical blinds. Doors to Entrance Hall and Kitchen.

KITCHEN

4.87m x 2.08m (16' x 6'10"). Stainless steel one and a half bowl sink unit, black granite worktops, oak cupboards and drawers with under cupboard lighting, gas cooker point, fitted extractor hood, built-in slim dishwasher, plumbing for washing machine, fridge/freezer space, black granite breakfast bar, radiator, understairs storage cupboard. Double glazed window to side and rear with roller

blinds. UPVC double glazed entrance door to side. Door to Lounge/Dining Room.

FIRST FLOOR

LANDING

Airing cupboard with wall mounted Viessmann gas fired combi condensing boiler installed in 2020. Double glazed window to side with vertical blinds. Doors to Bedroom 1, Bedroom 2, Bedroom 3 and Bathroom/WC.

BEDROOM 1

3.66m x 2.59m (12' x 8'6"). Television point, radiator. Double glazed window to front. Door to Landing.

BEDROOM 2

3.45m x 2.59m (11'4" x 8'6"). Television point, radiator. Double glazed window to rear with vertical blinds. Door to Landing.

BEDROOM 3

2.33m x 1.86m (7'8" x 6'1"). Radiator, access to part boarded loft space with drop down hatch, pull



down ladder and light. Double glazed window to rear with vertical blinds. Door to Landing.

BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath with shower attachment over and folding screen, low level WC, chrome heated towel ladder, oak effect laminate floor. Double glazed window to front with roller blind. Door to Landing.

OUTSIDE

LOW MAINTENANCE FRONT GARDEN

Gravel chippings, flower bed, canopy over front door, outside light.

TO THE SIDE

Paved drive with car port over (7'6" x 21' (6.40m x 2.28m)), security light, gas meter box, electric meter box.

LOW MAINTENANCE REAR GARDEN

Stone patio, gravel chippings, flower beds, shrubs, timber garden shed, cold water tap.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold, although we have not verified this by sight of the Title Deeds.

Local Authorities - Richmondshire District Council -
Tel: (01748) 829100,
North Yorkshire County Council -
Tel: (01609) 780780.

Property Reference – 13336

Particulars Prepared – April 2021

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.

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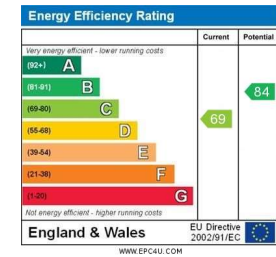
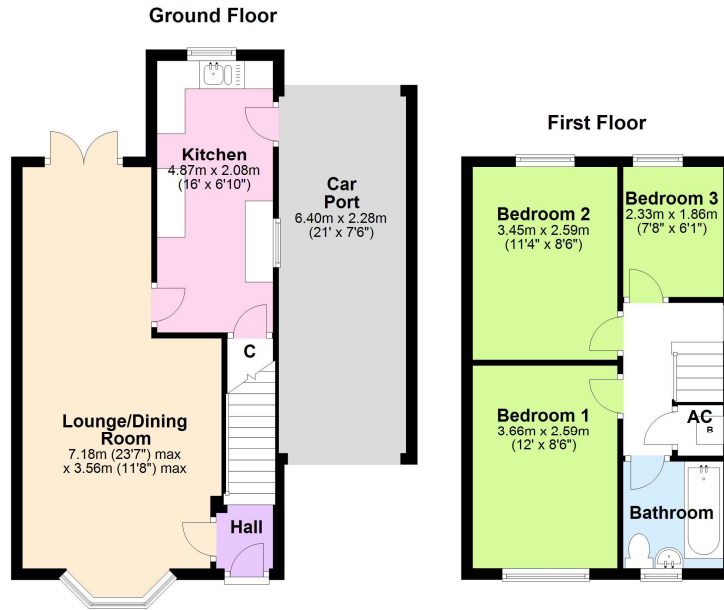
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In accordance with Compliance with the Consumer Protection from Unfair Trading Regulations 2008, we declare that we routinely refer potential purchasers to L&C (London & Country Mortgages Ltd) for fee free mortgage advice. It is your decision whether you choose to deal with L&C. Should you decide to use L&C you should know that we would receive a referral fee of 25% of any payment they receive from lenders and insurers for the services they provide to you.

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.





14 Queens Road, Richmond, North Yorkshire DL10 4AG

Tel: 01748 822473

Email: richmond@normanfbrown.co.uk

www.normanfbrown.co.uk



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