



ASHBOURNE, GATHERLEY ROAD, BROMPTON ON SWALE, NORTH YORKSHIRE, DL10 7JH

A DECEPTIVELY SPACIOUS WELL PRESENTED DETACHED BUNGALOW ENJOYING A GOOD SIZED PRIVATE SITE WITHIN AN EASILY ACCESSIBLE LOCATION.

Entrance Porch, Hall, Lounge, Dining Room, Garden Room, Kitchen, Utility Room, Cloakroom/WC, 3 Double Bedrooms, Bathroom/WC, Attic Room, Ample Parking, Private Rear Garden, Gas Fired Central Heating, UPVC Double Glazing. EER D61. Council Tax Band D.

Offers in the Region of £395,000





Ashbourne

Gatherley Road, Brompton On Swale, North Yorkshire, DL10 7JH

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The Accommodation comprises:

GROUND FLOOR

ENTRANCE PORCH

Coving, ceramic tiled floor, radiator. Double glazed double doors to front. Double glazed windows to either side. Feature original timber door with original glazed leaded panel to Hall.

HALL

Three radiators, coving, understairs storage cupboard. Feature original timber door with original glazed leaded panel to Entrance Porch. Doors to Lounge, Dining Room, Bedroom 1, Bedroom 2, Bedroom 3, Cloakroom/WC and Bathroom/WC. Doorway to Kitchen.

LOUNGE

4.20m x 4.39m (13'9" x 14'5"). Coving, dado rail, television point, radiator, coal effect gas fire with Silestone surrounds. Double glazed bay window to front. Double glazed window to side with vertical blinds. Part glazed door to Hall.

DINING ROOM

4.20m x 4.40m (13'9" x 14'5"). Coving, dado rail, television point, radiator, coal effect gas fire with Silestone surrounds, built-in cupboards and shelving.

Double glazed bay window to front and double glazed window to side with vertical blinds. Part glazed door to Hall.

BATHROOM/WC

Half tiled walls, pedestal wash hand basin, panelled bath with shower attachment, low level WC, ceramic tiled floor, radiator, coving, corner storage cupboard. Double glazed internal window to Hall with vertical blinds. Door to Hall.

BEDROOM 1

4.14m x 3.05m (13'7" x 10'). Dado rail, television point, radiator. Double glazed window to side with vertical blinds. Door to Hall.

BEDROOM 2

4.01m x 3.22m (13'2" x 10'7"). Coving, dado rail, television point. Double glazed window to side with vertical blinds. Door to Hall.

BEDROOM 3

4.11m x 2.96m (13'6" x 9'9"). Coving, television point, dado rail, radiator. Double glazed window to rear. Door to Hall.

CLOAKROOM/WC

Wash hand basin in vanity unit with cream cupboards and chrome handle, low level WC, half tiled walls, coving, ceramic tiled floor, radiator. Feature original leaded stained glass porthole window to side. Door to Hall.

GARDEN ROOM

3.18m x 4.51m (10’5” x 14’10”). Two television points, radiators, fitted electric fire with oak effect surrounds, coving, ceiling LED spotlights. Double glazed double doors to Rear Garden. Double glazed double doors to Hall. Double glazed windows to rear.

KITCHEN

5.04m x 2.44m (16’7” x 8’). Tiled surrounds, one and a half bowl sink unit, laminate work surfaces, dark wood effect cupboards and drawers, fitted New World range cooker with eight ring gas hob, double ovens and separate grill, extractor hood over and under unit lighting, built-in dishwasher, radiator, coving, ceramic tiled floor. Double glazed window to rear. Part glazed door to Utility Room. Doorway to Hall.

UTILITY ROOM

5.36m x 2.80m (17’7” x 9’2”). Coving, ceramic tiled floor, stainless steel one and a half bowl sink unit, laminate work surfaces, fitted white cupboards, plumbing for washing machine, tumble dryer space with outside vent, fridge/freezer space, wall mounted gas fired Combi boiler. Double glazed windows to front and side with venetian blinds. Double glazed entrance door to Rear Garden. Door to Kitchen.

FIRST FLOOR

ATTIC ROOM

3.97m x 4.98m (13’ x 16’4”)(depth into eaves). Television point, radiator, hatch to under eaves storage, large double glazed Velux window to rear. Door to Store cupboard.

STORE CUPBOARD

2.35m x 4.48m (7’8” x 14’8”)(maximum). Access to loft spaces.

OUTSIDE

PRIVATE FRONT GARDEN

Ample gravel parking, outside power point, outside courtesy lights, flower beds, timber gazebo.

TO THE SIDE (SOUTH SIDE)

Wide block paved path with trellis gate leading to private block paved patio, flower beds.

TO THE SIDE (NORTH SIDE)

Block paved driveway, outside courtesy light, path with two metal gates.

PRIVATE WEST FACING GOOD SIZED REAR GARDEN

Lawn, flower beds, shrubs, two timber garden sheds, cold water tap, outside courtesy lights.

SERVICES

Mains electricity, gas, water and drainage.

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) 780700.

Property Reference - 11485

Particulars Prepared - August 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.

FREE MARKET APPRAISAL

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SURVEY & VALUATION

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FREE IMPARTIAL MORTGAGE ADVICE

CALL TODAY TO ARRANGE YOUR APPOINTMENT

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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

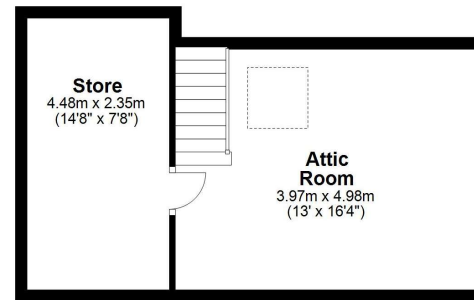
A life assurance policy may be required. Written quotation available upon request.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epcau.com		

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