



11 Cheviot Close

Brompton, Northallerton, DL6 2BY

youngsRPS 

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Guide Price: £240,000

A modern 3 bedroom semi detached house located on this popular development recently built by Taylor Wimpey. Beautifully presented throughout, private rear garden adjacent to open countryside, off - street parking. Easy access to both the A19 trunk road & Northallerton.

- Beautifully presented well-proportioned accommodation throughout
- Balance of NHBC guarantee available
- Rear garden overlooking open countryside
- Easy access to Northallerton & A19 trunk road

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YoungsRPS - Northallerton 01609 773004





HALLWAY With part glazed door, storage cupboard, return staircase to first floor, radiator.

LIVING ROOM 13' 11" max x 12' 1" max (4.25m x 3.70m) With window to front, radiator.

INNER HALL/WC The inner hall has under stairs storage & gives access to:

WC

With low flush WC, wash basin, radiator.

DINING KITCHEN 15' 6" x 9' 4" (4.74m x 2.87m) With window to rear & patio door leading to the rear garden. Range of wall & base units with roll edge work surfaces & in - built stainless steel sink, eye level built-in electric oven, gas hob with extractor over, integrated dishwasher, plumbing for washing machine, gas central heating boiler, radiator.

FIRST FLOOR

LANDING With access to loft which is part boarded & has a pull-down ladder.

MASTER BEDROOM 9' 8" min x 9' 3" min (2.96m x 2.83m) With window to front, radiator.

ENSUITE SHOWER ROOM With window to front, enclosure with glazed door & mains thermostatic shower, low flush WC, vanity basin, chrome towel radiator.

BEDROOM 2 10' 9" x 8' 7" (3.28m x 2.63m) With window to rear overlooking open countryside, radiator.

BEDROOM 3 11' 7" x 6' 7" (3.55m x 2.02m) With window to rear with open views, radiator.

BATHROOM With panel bath, low flush WC, wall-hung wash basin, partially tiled walls, radiator.

OUTSIDE The property has a double width Tarmac driveway allowing off-street parking for two vehicles. A paved pathway leads to a timber gate giving access to the rear garden.

Rear Garden

The rear garden is adjacent to open countryside & enclosed by timber fencing. It is laid mainly to lawn & has a paved sun terrace.

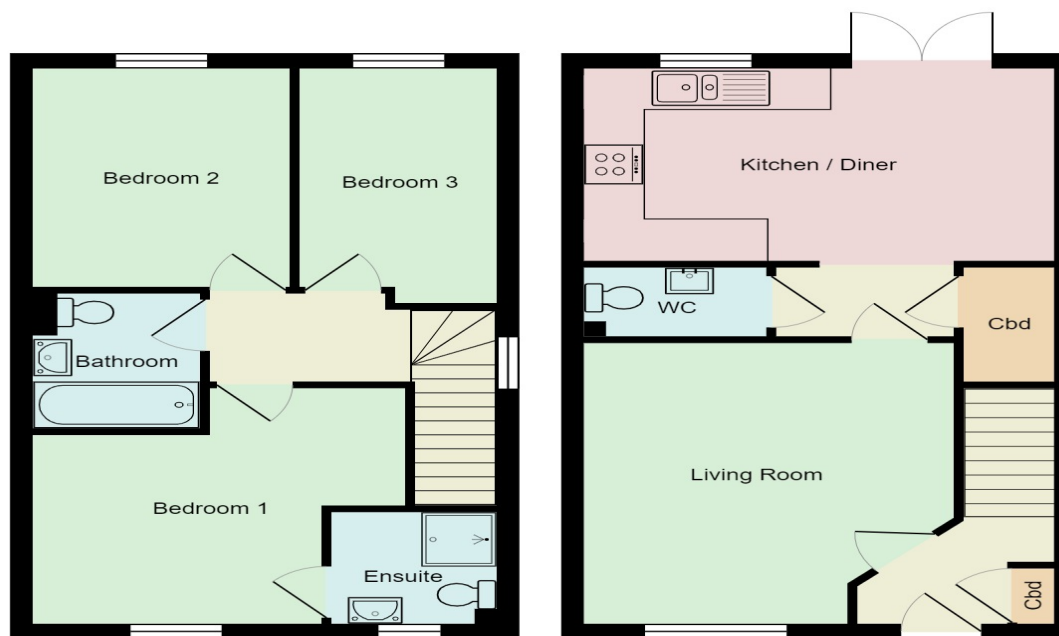
SERVICES Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water.

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

CHARGES Hambleton District Council Tax Band C.

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		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



All measurements are approximate and for display purposes only.

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NORTHALLERTON
 General: 01609 773004
 Land Agency: 01609 781234

northallerton@youngsrps.com

DARLINGTON
 General: 01325 488325

darlington@youngsrps.com

SEDFIELD
 General: 01740 617377
 Land Agency: 01740 622100

sedfield@youngsrps.com

NEWCASTLE
 General: 0191 261 0300

newcastle@youngsrps.com

HEXHAM
 General: 01434 608980
 Land Agency: 01434 609000

hexham@youngsrps.com

ALNWICK
 General: 01665 606800

alnwick@youngsrps.com

DUMFRIES
 General: 01387 402277

dumfries@youngsrps.com