



11 Hilton Green

Brompton, Northallerton, DL6 2QG

youngsRPS 

11 Hilton Green Brompton Northallerton DL6 2QG

Guide Price: £210,000

This spacious 3 bed semi detached house located close to the village of Brompton, within a short distance from Northallerton & the A19 trunk road. The property offers well-proportioned accommodation, attractive gardens, a single detached garage & off-street parking.

- Conveniently located within easy reach of Northallerton & the A19
- Well-proportioned rooms throughout
- Attractive gardens to front & rear
- Single Garage & off-street parking



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YoungsRPS - Northallerton 01609 773004



GROUND FLOOR

ENTRANCE PORCH With part glazed UPVC door, window to side, laminate flooring, radiator, stairs to first floor.

SITTING ROOM 12' 11" x 10' 4" min (3.96m x 3.16m) plus 8' 4" x 6' 7" (2.55m x 2.01m) An L-shaped room with window to front & French doors overlooking the rear garden. Fireplace with stone hearth & oak mantle over, ceiling cornice, two radiators.

KITCHEN 15' 1" x 7' 10" max (4.60m x 2.40m) With part glazed door to rear garden, windows to rear & side, range of wall & base units, square edge work surface with inset stainless steel sink, shelved recess with glass fronted doors, built-under double electric oven, gas hob, plumbing for washing machine space for slimline dishwasher, inset ceiling lighting, open aperture to:

DINING ROOM 10' 4" x 7' 2" widening to 10' 6" (3.21m) (3.15m x 2.20m) With windows to front & side, under stairs recess, radiator.

FIRST FLOOR

LANDING With shelved storage cupboard, access to loft.

MASTER BEDROOM 13' 0" x 10' 4" (3.97m x 3.16m) With window to front, built-in storage cupboard.

BEDROOM 2 13' 0" x 7' 11" (3.98m x 2.42m) With window to rear, built-in storage cupboard housing gas combi boiler.

BEDROOM 3 10' 4" x 7' 2" (3.17m x 2.20m) With window to front, storage recess, radiator.

BATHROOM With two windows to rear. Suite comprising corner bath with Triton electric shower over & folding glazed screen, low flush WC, pedestal wash basin, partially tiled walls, radiator.

OUTSIDE

GARDENS The front garden has timber fencing to the boundaries, it is laid mainly to lawn with attractive decorative borders & specimen trees. A double width India stone driveway leads to a SINGLE GARAGE with electric roller shutter door, power & light.

SIDE GARDEN With decorative slate, specimen tree, raised vegetable beds, trellis fencing and step up to attractive raised decking area, a perfect for outdoor entertaining.

REAR GARDEN With timber fencing to the boundaries the rear

garden is laid mainly to lawn & well stocked with plants & shrubs & paved patio area.

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

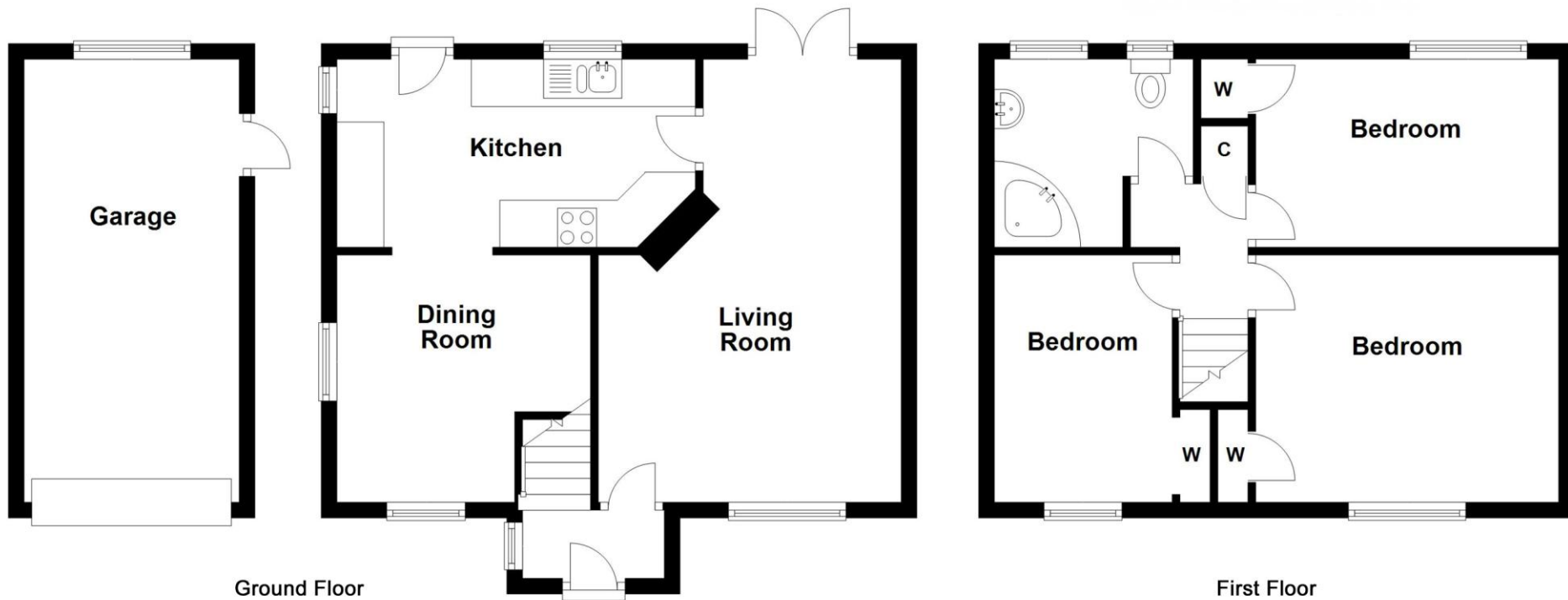
VIEWINGS Viewings are strictly by appointment. Please contact the agent on 01609 773004.

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		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Youngs RPS by Vue3sixty Ltd

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NORTHALLERTON
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 Land Agency: 01609 781234

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 General: 01325 488325

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 General: 01740 617377
 Land Agency: 01740 622100

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HEXHAM
 General: 01434 608980
 Land Agency: 01434 609000

ALNWICK
 General: 01665 606800

DUMFRIES R201
 General: 01387 402277

northallerton@youngsrps.com

darlington@youngsrps.com

sedgefield@youngsrps.com

newcastle@youngsrps.com

hexham@youngsrps.com

alnwick@youngsrps.com

dumfries@youngsrps.com