

17 Fernwood Close
Brompton, Northallerton, DL6 2UX



17 Fernwood Close Brompton Northallerton DL6 2UX

OFFERS OVER: £250,000

- Three-bedroom Bungalow
- Chain free
- Village location
- Driveway parking and single garage
- Mature front and rear gardens
- EPC Rating D





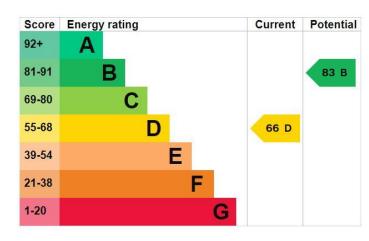




Youngs - Northallerton 01609 773004







ENTRANCE The property is accessed via a upvc door into entrance hall way with laminate flooring and door to WC.

KITCHEN 8'0" x 9' 10" (2.46m x 3.00m)

To the right, the kitchen comprises of oak to wall and floor units, laminate worktops, and a 1 1/2 bowl stainless steel sink and drainer. Integrated appliances include eye level electric double oven and electric halogen hob with extractor fan over. There is space for a tall fridge freezer and plumbing for a washing machine as well as room for a dishwasher.

LIVING ROOM 12'6" x 21'3" (3.81m x 6.48m)

The living room is generously proportioned with bay window to the front, window to the side and electric fire with wooden surround.

CONSERVATORY) 20' 0" x 8' 4" (6.12m x 2.56m)

A large conservatory with French doors to the rear garden.

BEDROOM 11' 5" x 9' 2" (3.48m x 2.80m)

Double bedroom benefiting from sliding door mirror wardrobes.

BEDROOM 8'0" x 14' 2" (2.46m x 4.32m)

Double bedroom.

BEDROOM 9'1" x 8'3" (2.78m x 2.54m)

The third bedroom, which connects on to the conservatory has

lots of potential, as it could also be used as extra living space for example a dining room.

BATHROOM 6' 2" x 7' 2" (1.88m x 2.20m)

Off the inner hallway is a cupboard housing gas central heating boiler. The house bathroom comprises a jacuzzi bath, corner shower cubicle, WC, pedestal sink and chrome towel radiator.

GARDEN The front gardenis land to decorative gravel for ease of maintenance. Along block paved driveway affords off street parking for several vehicles and leads to a detached single garage. A gate to the side gives access to the generously sized rear garden. There is a block paved patio area iron fencing onto a grassed area, with tree and shrub borders. A large timber shed affords additional storage.

LOCATION

This property is ideally located in the heart of Brompton which is a small village which lies approximately 1.5 miles North of Northallerton & 6 miles from the main A19 Trunk Road. The village itself has a green, well-regarded Primary school, several Inns, church, shop & regular bus service.

SERVICES

Mains water, drainage & electric. Gas central heating.

CHARGES

Hambleton District Council Tax Band D

TENURE

It is understood that the property is Freehold

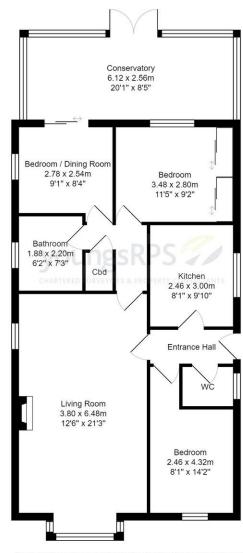
VIEWINGS

By appointment with the Agents. Call 01609 773004.

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.





All measurements are approximate and for display purposes only.

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidanceonly and do not constitute allor any part of the contract. None of these rices, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty what ever in relation to this property.







R201

HEXHAM

DUMFRIES