



**17 Fernwood Close**

Brompton, Northallerton, DL6 2UX

youngsRPS 



**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



**youngsRPS** 

Youngs - Northallerton 01609 773004



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

**ENTRANCE** The property is accessed via a upvc door into entrance hallway 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 garden is land to decorative gravel for ease of maintenance. A long 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.

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