



6 Swaledale Row,
Northallerton Road, Brompton, Northallerton, DL6 2BZ

youngsRPS 

**6 Swaledale Row
Northallerton Road
Brompton
Northallerton
DL6 2BZ**

Guide Price: £340,000

This family home offers all the benefits of a new build property without having to wait for the plot to be built. It briefly comprises a breakfast kitchen, separate dining room, living room, four bedrooms and two bathrooms. Externally the property enjoys attractive gardens to front and rear, off street parking and an integral single garage. Viewing recommended.

- Detached Family Home
- Four Bedrooms
- Two Bathrooms
- Private Cul de sac location
- Close to Northallerton Town Centre

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Northallerton 01609 773004





The property is accessed via a composite front door into entrance hallway with laminate flooring, cupboard, downstairs WC and stairs to the first floor. There are two reception rooms including a spacious living room with French doors to the rear garden and a separate dining room. The modern breakfast kitchen boasts white wall and floor units, contrasting laminate worktops and stainless steel 1 1/2 bowl sink and drainer. Integrated appliances include a fridge freezer, double oven, dishwasher, and gas hob with extractor over. There is plumbing for a washing machine, space for a breakfast table and chairs and French doors to the rear garden.

Upstairs there are four bedrooms, 3 of which are doubles and the 4th is a single with space for additional bedroom furniture. The current owners have installed high quality fitted wardrobes in the 3 larger bedrooms. For additional storage there are two cupboards on the main landing as well as access to the loft which is boarded with a light. The master bedroom is of generous proportions and benefits from an ensuite shower room with double shower enclosure, WC, pedestal wash hand basin and window to the side. The other three bedrooms are serviced by the family bathroom comprising a panel bath, wash hand basin and window to the rear.

Externally there is an attractive rear garden laid mainly to lawn with generous patio area and flower borders. A timber gate leads

to the front of the house. The front garden is laid to lawn with shrub borders. The property is situated on a private cul-de-sac for only three properties and enjoys off street parking for 3 vehicles in addition to the integral single garage with electric power and light.

LOCATION Situated within the popular market town of Northallerton, within walking distance of all the facilities and amenities the town has to offer. The property is well placed for primary and secondary schooling. The thriving market town has a weekly market which has been running since it was chartered in 1200. The bustling High Street is home to many independent businesses from delicatessens, greengrocers, and department stores with larger chains also available. There are ample facilities to make use of including sports clubs, restaurants, pubs, theatre, bowling alley and cinema.

Ideally situated between The Yorkshire Dales National Park and The North Yorkshire National Park, Northallerton is also conveniently located for commuters who can make use of the excellent road and rail networks giving convenient access to Darlington, Newcastle, York, Leeds and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits.

TENURE Freehold

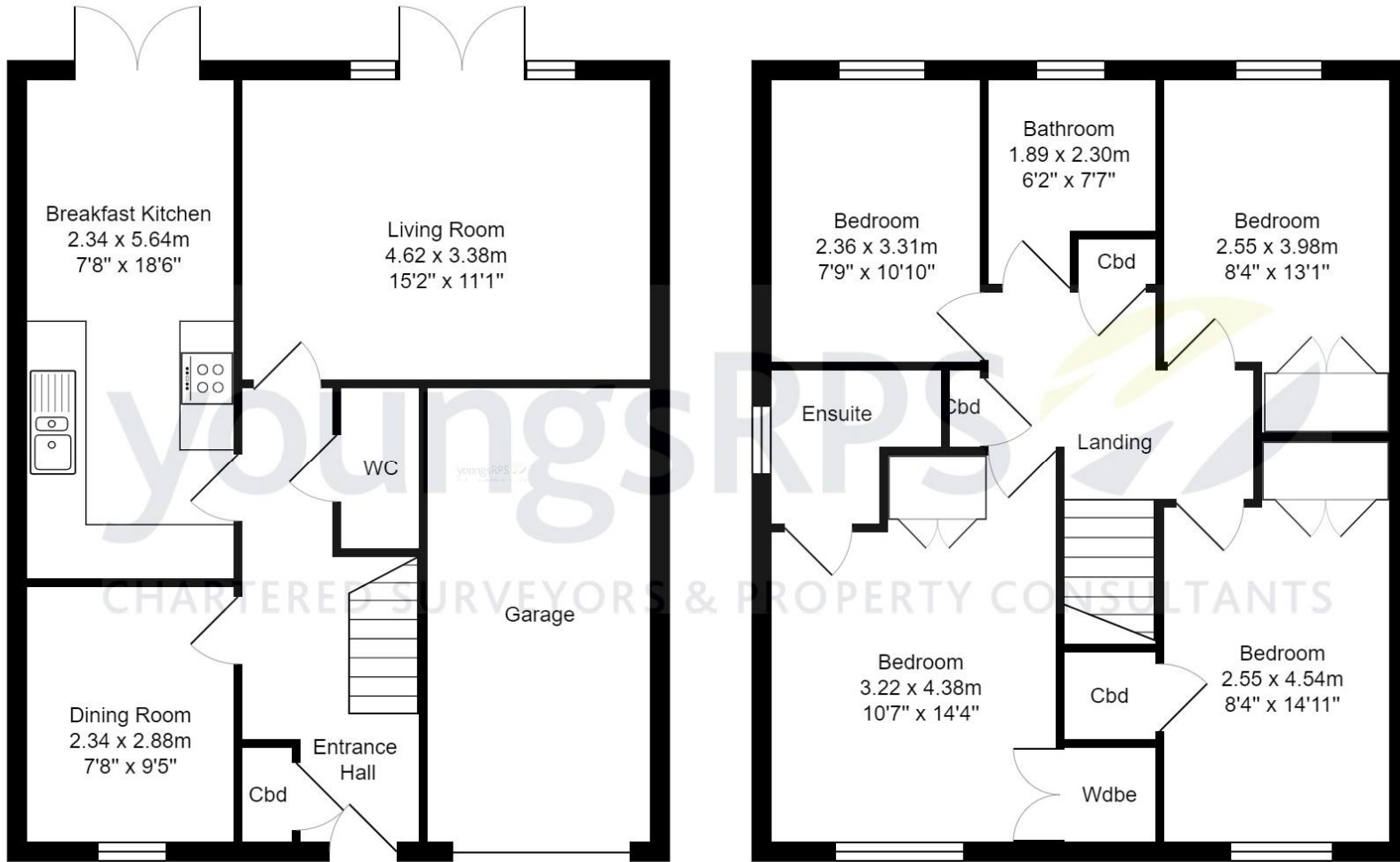
SERVICES Mains water, drainage & electric. Mains gas central heating.

CHARGES North Yorkshire Council Tax Band E.

VIEWINGS Strictly by appointment with the Agents. Please call 01609 773004.

FREE MARKET APPRAISAL 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		93 A
81-91	B	82 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.

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 guidance only and do not constitute all or any part of the contract. None of the services, 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 whatever in relation to this property.



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