



13 Corber Hill

Brompton, Northallerton, DL6 2QJ

youngsRPS 

**13 Corber Hill
Brompton
Northallerton
DL6 2QJ**

Guide Price: £169,950

A 3 bedroom mid-terraced house comprising sitting room, kitchen diner, 3 bedrooms and shower room. The property has an enclosed rear garden, off street parking and is conveniently located within walking distance of the amenities of village of Brompton.

- Three bedroom mid terraced house
- Generous living accommodation
- Some updating required
- Large rear garden
- EPC Rating TBC



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Northallerton 01609 773004



The property is accessed via a UPVC door into entrance hall with carpeted flooring and stairs rising to the first floor. The spacious living room boasts a gas fire with wooden surround and large bay window to front. To the rear of the property is a generously proportioned kitchen diner, which comprises white wall and base units, black laminate worktops and a 1 1/2 bowl sink and drainer. There is an integrated double electric oven, gas hob with extractor over, washing machine, dishwasher, tumble dryer and a freestanding fridge freezer. There is space for a dining table and chairs, a door to the rear garden and a useful storage cupboard. Upstairs, there are three bedrooms, two of which are doubles and the third are single. There is a shower room with walk in shower, pedestal wash hand basin and a separate WC. Externally, there is a generous rear garden mainly laid to lawn with decked patio area, raised beds, large timber shed, outbuilding and greenhouse. To the front of the property is a driveway providing off street parking for two vehicles. The property would benefit from modernisation, but would suit a growing family, first time buyer or investor. Viewing highly recommended.

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 pretty green, well-regarded Primary school, several Inns, church, shop & regular bus service.

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

TENURE The property is of Freehold title.

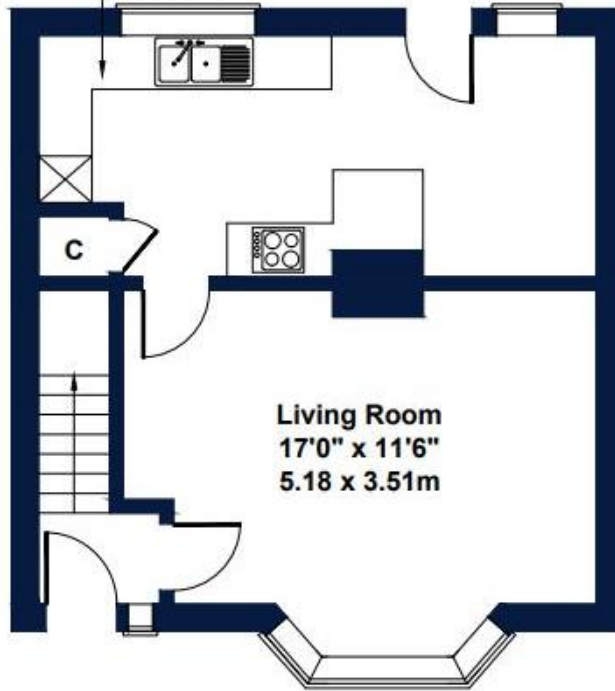
CHARGES North Yorkshire Council Tax Band A.

VIEWINGS By appointment with the Agents. Please contact 01609 773004.

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

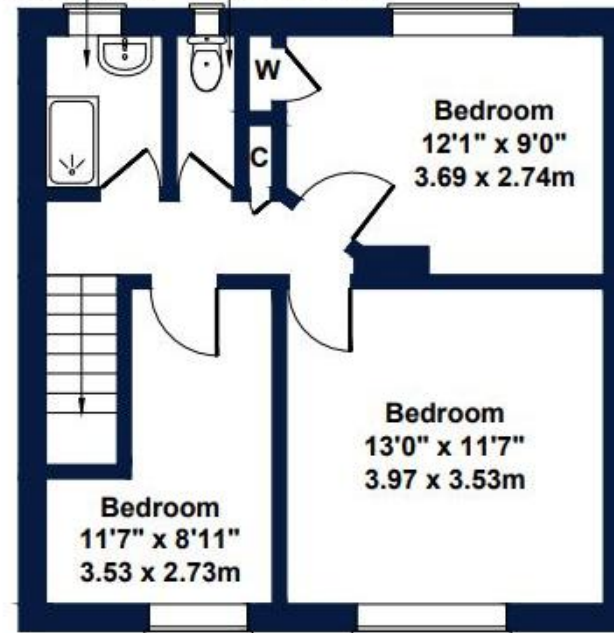
Kitchen/Dining Room
20'6" x 8'10"
6.24 x 2.70m



GROUND FLOOR

Shower Room
5'7" x 4'11"
1.70 x 1.51m

WC
5'7" x 2'10"
1.70 x 0.87m



FIRST FLOOR



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 these 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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