



## 31 Brompton Court, Brompton On Swale

Offers in the Region of £155,000

Forming part of this popular development, in the highly regarded and conveniently placed village of Brompton On Swale, this two bedroomed semi detached house offers well planned living spaces that will appeal to a range of buyers. To the ground floor there is a living room and a dining kitchen, with the first floor having two double bedrooms and a bathroom. Externally there is driveway parking and gardens to front and rear. Being offered to the market CHAIN FREE, an early inspection is strongly advised.

21 Market Place, Richmond, North Yorkshire, DL10 4QG

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## **Entrance Hallway:**

Accessed through a half glazed upvc door and having a useful under stairs storage cupboard.

## **Living Room:**

A generous living room having a radiator, a TV point and a fireplace with an electric fire. The upvc double glazed window looks to the front of the property.



## **Dining Kitchen:**

With space for a table, the kitchen is fitted with a range of wall and base units with complimenting countertops.



There is an electric cooker, a fridge freezer, plumbing for a washing machine, a modern styled radiator and a pair of doors that open out to the garden.



## **First Floor Landing:**

With a upvc double glazed window.

## **Bedroom:**

A double bedroom with a radiator, a range of fitted wardrobes and a upvc double glazed window.



## **Bedroom:**

A double bedroom with a radiator and a upvc double glazed window.



### **Additional Information**

The postcode is DL10 7SA and the Council Tax Band is B.

The Worcester gas fired boiler is located in the kitchen.

### **Bathroom:**

Fitted with a suite that includes a bath with an electric shower over, a WC and a wash hand basin. There is a heated towel rail, loft access and an airing cupboard.



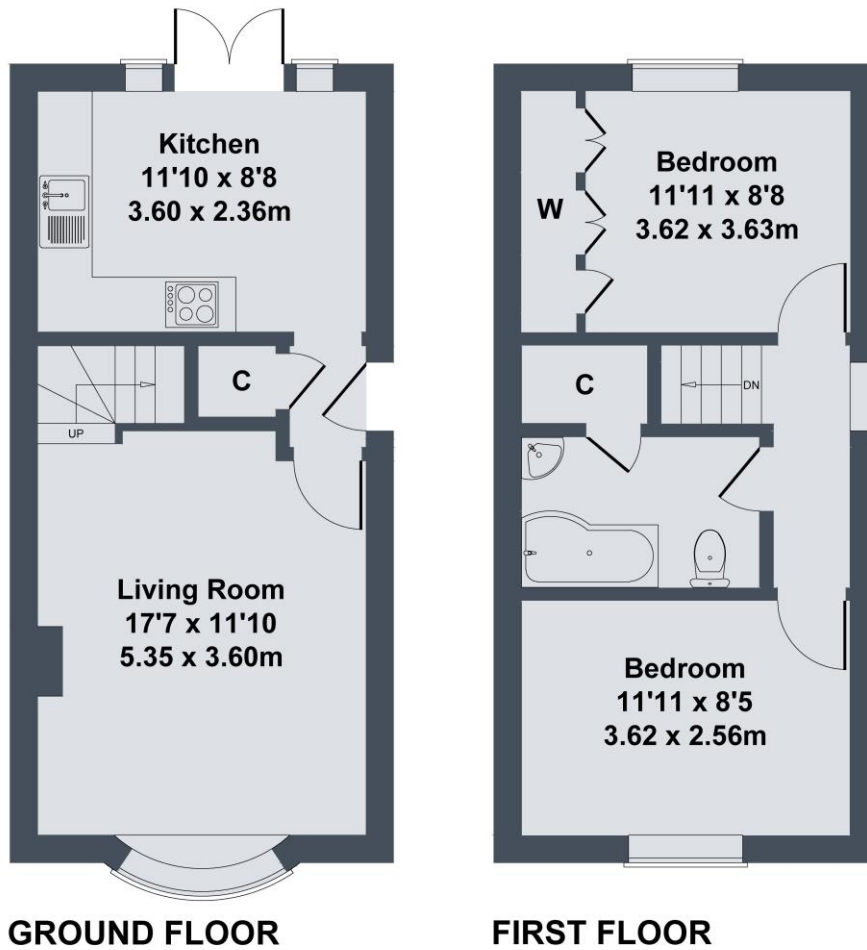
### **External**

The property sits back from the road behind a lawned garden and a driveway providing off street parking. A gate gives access to the rear garden.

The private rear garden is mainly lawned and has a paved seating area and a large timber shed.



**31 Brompton Court, Brompton On Swale, DL10 7SA**



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.