



Linen Way

Brompton, Northallerton, ,DL6 2PU

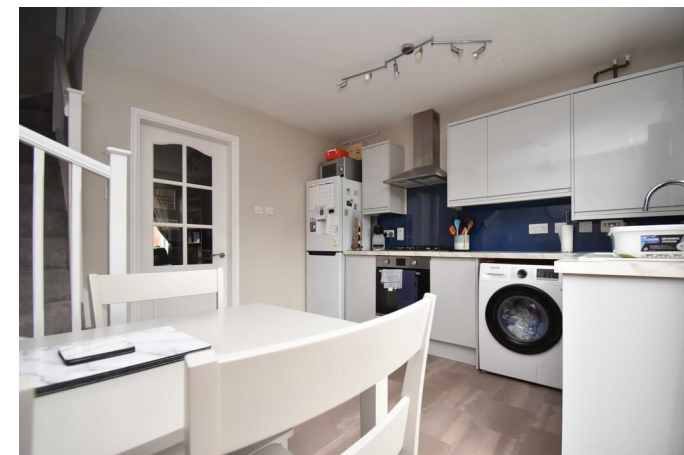
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Linen Way Brompton Northallerton DL6 2PU

Guide Price: £190,000

An attractive, well-appointed modern semi-detached house in this small close situated off Church View in the heart of Brompton close to local amenities including the primary school and shop, village inn. The property comprises living room, dining kitchen, two double bedrooms, bathroom, off street parking and lawned rear garden.

- Two Bedroom Semi Detached House
- Popular Residential Location
- Modern Dining Kitchen
- Off Street Parking for Two Vehicles



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Youngs - Northallerton 01609 773004



This beautifully presented semi detached home is located on a quiet cul-de-sac close to the village amenities in Brompton. The property is accessed into an entrance hallway with door into the spacious living room with under stairs cupboard and window to the front. The modern dining kitchen comprises grey wall and wall units, laminate worktop and sink and drainer. There is space for a tall fridge freezer and plumbing for a washing machine. The dining area has plenty of room for a table and chairs as well as French doors leading out to the rear garden. Upstairs there are two double bedrooms, one of which benefits from fitted wardrobe space. The house bathroom comprises a panel bath with shower over, WC and wash hand basin. Externally there is an attractive rear garden which is laid mainly to lawn with paved patio area and timber garden shed. There are two off street parking spaces to the front of the property and a shared access path down the side leading to the rear garden.

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, public house, church, shop & regular bus service.

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

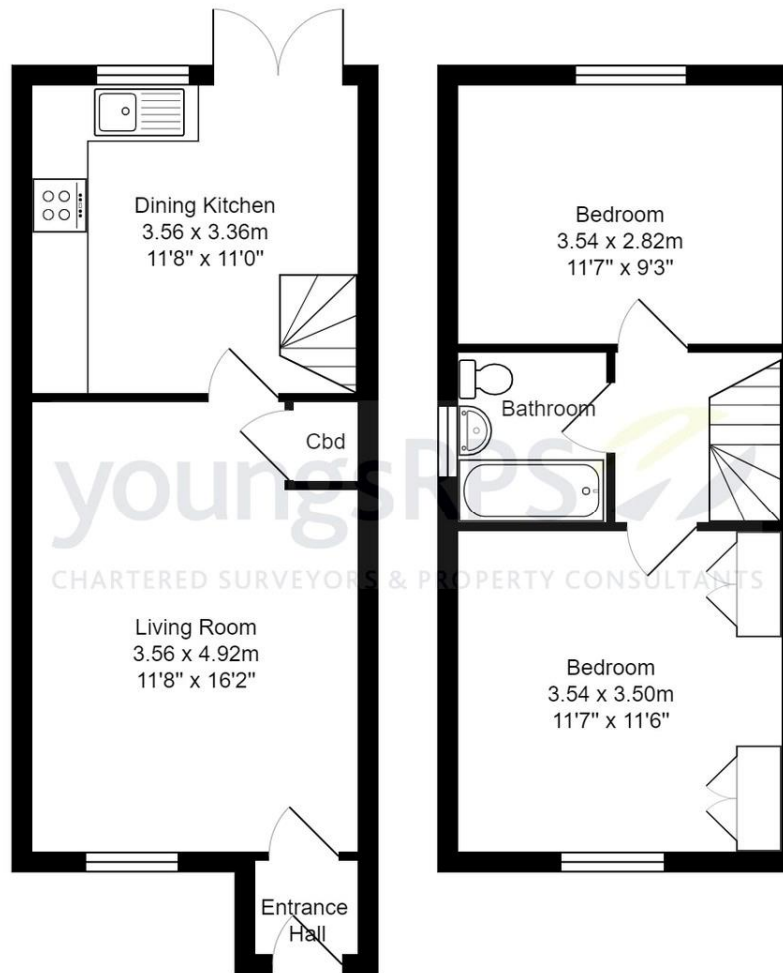
TENURE Freehold

CHARGES North Yorkshire Council Tax Band B.

VIEWINGS By appointment with the Agents. Please call 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		82 B
69-80	C		
55-68	D	67 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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