



**De Bruce Road**

**Brompton, Northallerton, DL6 2QE**

**youngsRPS** 

**30 De Bruce Road  
Brompton  
Northallerton  
DL6 2QE**

**Guide Price: £198,500**

A spacious 3 bedroom semi-detached property located on a quiet cul-de-sac within walking distance of both Northallerton town centre and the village of Brompton. The property comprises kitchen diner, living room, garden room, rear porch, three bedrooms and family bathroom. Outside there are gardens to the front and rear, oversized single garage and driveway.

- CHAIN FREE
- Semi Detached House
- Three Bedrooms
- Cul-de-sac Location
- Large Rear Garden
- Oversized Garage & Driveway

**youngsRPS** 

**Northallerton 01609 773004**





A fantastic opportunity to purchase a well-proportioned three-bedroom house located conveniently for local amenities. The property is accessed via a UPVC door into entrance hallway with stairs rising to the first floor. To the left is a living room with large window to the front and fireplace. A door leads into the kitchen diner with wall and floor units, laminate worktops, electric hob with extractor over. There is an eye level electric oven and a stainless-steel sink and drainer. Double doors fitted with safety glass access a lovely garden room with French doors out to the rear garden. There is also a door leading to a rear porch/utility space.

Upstairs are three bedrooms, two of which are doubles and the third a spacious single. The family bathroom would benefit from some updating but comprises a bath with shower over, WC and pedestal wash hand basin.

The rear garden is a fantastic size and offers much scope for transformation. It is currently laid mainly to lawn with patio area, summer house and mature plants and shrubs. There is a long driveway affording off street parking and leading to an oversized single garage with up and over door. The front garden is laid mainly to lawn with attractive flower borders.

**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.

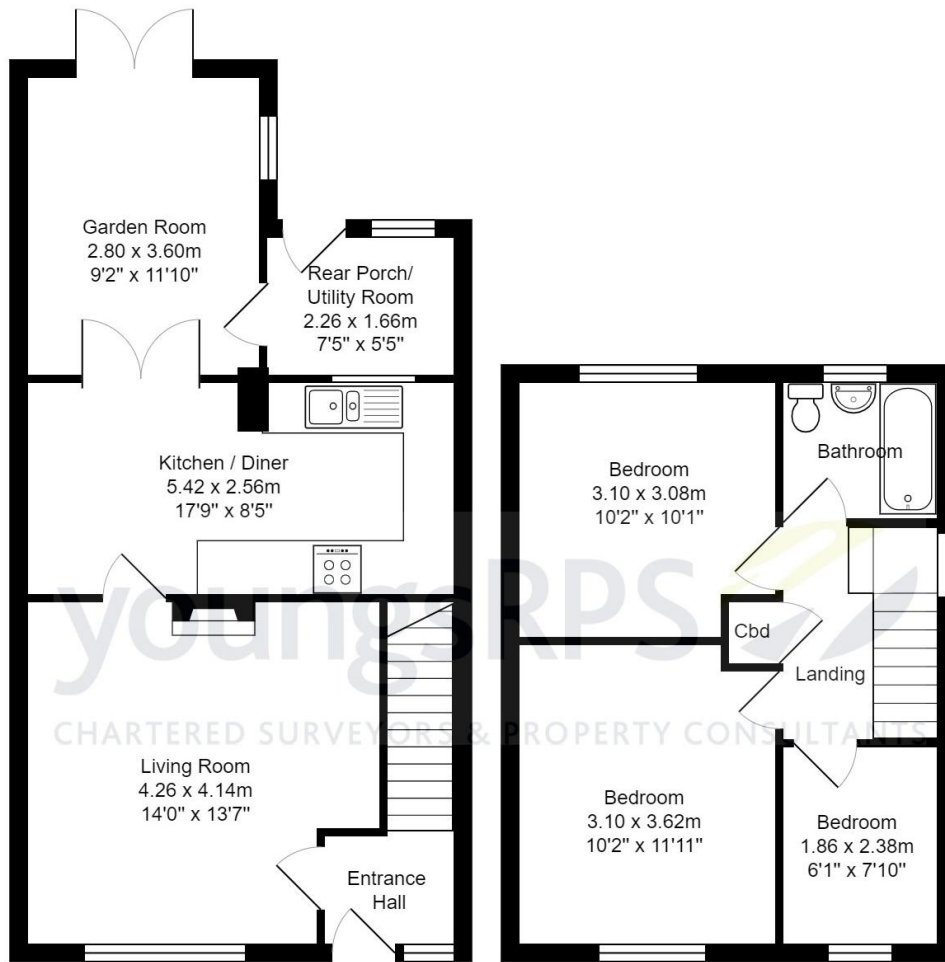
**TENURE** Freehold

**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		83 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 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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