



71 Brompton Park, Brompton On Swale

Offers in the Region of £270,000

In a quiet cul de sac position on this highly regarded development, and with the benefit of a South facing garden, this generously proportioned detached house provides spacious living spaces that will appeal to a range of buyers. To the ground floor there is a dual aspect living room, a conservatory and a dining kitchen. The first floor has three bedrooms and a modern shower room. Externally there is driveway parking for a number of cars, a garage and the South facing garden. An early inspection is strongly advised.

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

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Entrance Lobby:

Accessed through a upvc door, the lobby has a tiled floor and provides the ideal space for outdoor wear.

Living Room:

A bright, dual aspect living room having a upvc double glazed bay window to the front, and a upvc double glazed window to the rear overlooking the South facing garden. There is a decorative fire surround, a TV point and a radiator.



Conservatory:

A great addition, providing a lovely space for relaxing and enjoying the garden. There is underfloor heating and a pair of upvc double glazed doors to the garden.



Dining Kitchen:

With ample space for family dining, the kitchen is fitted with a generous range of wall and base units with complimenting countertops. Integrated into the units are a gas hob and an electric oven with an extractor over.



There is plumbing for a washing machine, space for a tumble drier and for a fridge freezer, upvc double glazed windows to the front and rear of the property, a radiator, under stairs storage and a door out to the garden.



First Floor Landing:

With a radiator and a upvc double glazed window.

Bedroom 1:

A double bedroom with fitted wardrobes, a storage cupboard, a radiator and a upvc double glazed window.



Bedroom 2:

A double bedroom with fitted wardrobes, loft access, a radiator and a upvc double glazed window.



Bedroom 3:

With overhead storage units, a radiator and a upvc double glazed window.



Shower Room:

Having a large shower enclosure with a Mira electric shower, a WC and a wash hand basin set into a modern vanity unit providing storage. There is a heated towel rail and a upvc double glazed window.



External

The property sits in a quiet corner position behind a small garden and a driveway providing off street parking for a number of cars.

The Garage has an up and over door, a door to the garden and a window.

The South facing rear garden enjoys the sun throughout the day. It has a lawn with well planted borders, a wildlife pond and a paved seating area.

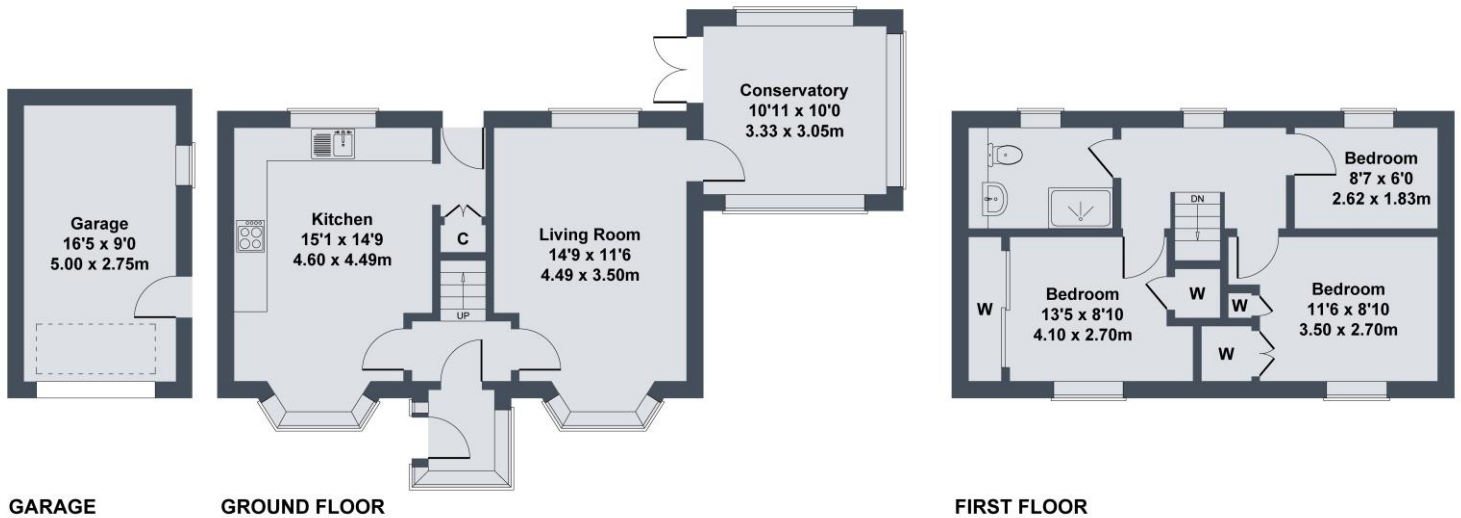


Additional Information

The postcode is DL10 7JP and the Council Tax Band is C.

The Worcester gas fired boiler is located in the kitchen.

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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.