



39 Portland Road
Brompton, Northallerton, DL6 2BQ

youngsRPS 

**39 Portland Road
Brompton
Northallerton
DL6 2BQ**

GUIDE PRICE: £239,950

An opportunity to purchase all the benefits of buying a new-build home without having to wait for the plot to be built. The property offers excellent accommodation including a modern kitchen diner, spacious living room, downstairs WC, three bedrooms and two bathrooms. There is an attractive rear garden and off street parking.

- Semi Detached House
- Three Bedrooms
- Ensuite to Master Bedroom
- Attractive Rear Garden
- Off Street Parking

youngsRPS 

Northallerton 01609 773004





The property is accessed via a composite front door into a spacious entrance hallway with a storage cupboard and stairs rising to the first floor. A door to the right leads into a spacious living room with window to the front and door to the dining kitchen. The modern kitchen comprises cream coloured wall and floor units, laminate worktops and sink and drainer. There is an integrated double electric oven, gas hob with extractor over and fridge freezer. There is space for a dishwasher, plumbing for a washing machine, space for a dining table and chairs and French doors to the rear garden.

To the first floor there are three bedrooms, two of which are doubles and the third a generous single. The master bedroom enjoys an ensuite shower room with cubicle, WC and wash hand basin. The remaining bedrooms are serviced by the house bathroom with panel bath, WC and pedestal wash hand basin.

Externally there is an attractive rear garden. It is mainly laid to lawn with decorative gravel, raised shrub and plant beds and timber garden shed. The garden is enclosed in timber fencing with a side gate and path. To the front there is driveway affording two off street parking spaces.

LOCATION Situated within the popular market town of Northallerton, within walking distance of all the facilities and amenities the town has to offer. The property is well placed for primary and secondary schooling. The thriving market town has a

twice weekly market which has been running since it was chartered in 1200. The bustling High Street is home to many independent businesses from delicatessens, greengrocers and department stores with larger chains also available. There are ample facilities to make use of including sports clubs, restaurants, pubs, theatre, bowling alley and cinema.

Ideally situated between The Yorkshire Dales National Park and The North Yorkshire National Park, Northallerton is also conveniently located for commuters who can make use of the excellent road and rail networks giving convenient access to Darlington, Newcastle, York, Leeds and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits.

CHARGES North Yorkshire Council Tax Band C.

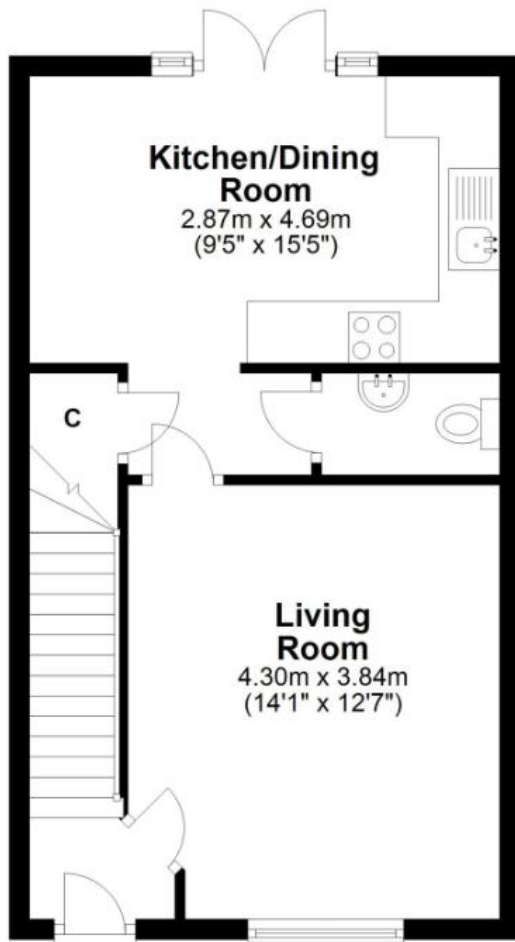
TENURE The property is Freehold but a management charge of £89 per annum is payable for the maintenance of communal outside space.

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

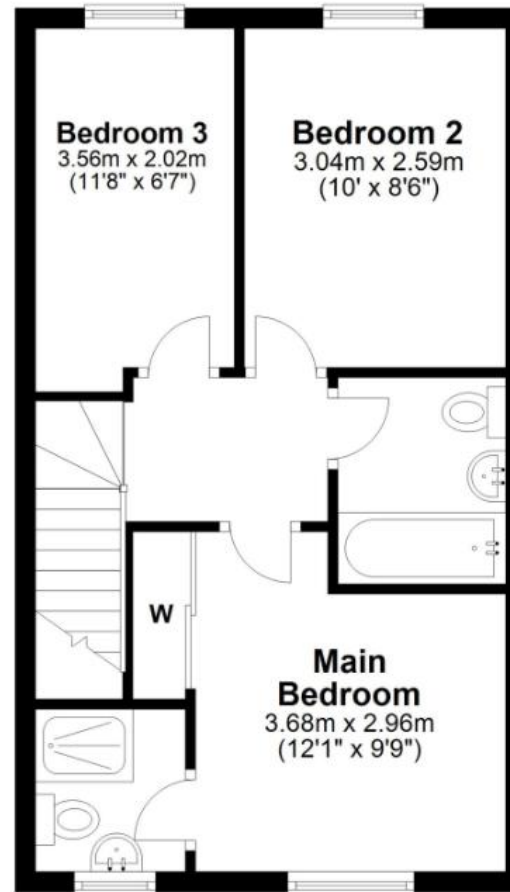
VIEWINGS Strictly by appointment only. Please contact the agent on 01609 773004.

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.





Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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