



## 12 Wellington Way, Brompton On Swale

Offers in the Region of £230,000

Forming part of this very popular and conveniently positioned development, this three bedroomed semi detached house offers well planned living spaces that are complimented with driveway parking and a west facing garden. To the ground floor there is a living room, a dining room, a dining kitchen and a cloakroom, with the first floor having three bedrooms, the master having an ensuite, and a bathroom. Externally there is a driveway providing off street parking, a garage and the west facing garden that enjoys the afternoon and evening sun. An early inspection is strongly recommended!

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

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## **Entrance Hall:**

Accessed through a panelled door the hallway has a radiator and a double glazed window.

## **Cloakroom:**

Fitted with a WC, a wash hand basin and a radiator.

## **Living Room:**

3.76m x 3.09m

A bright room having a double glazed bay window to the front of the property.



There is a TV point, a radiator and an opening to the dining room.



## **Dining Room:**

3.00m x 2.80m

With ample space for a table and having a radiator and a set of double glazed sliding doors opening out to the garden.



## **Dining Kitchen:**

4.89m x 2.70m

Providing space for dining, the kitchen is fitted with a range of wall and base units with complimenting countertops. Integrated into the units are a gas hob, an electric cooker and an extractor. There is plumbing for a washing machine and a dishwasher, space for an under counter fridge, a radiator, an under stairs cupboard, two double glazed windows and a half glazed door to the side of the property.



## **First Floor Landing:**

With an airing cupboard and loft access.

### **Bedroom 1:**

3.15m x 3.04m

A double bedroom with built in wardrobes, a radiator, a TV point and a double glazed window.



The **Ensuite** has a WC, a wash hand basin and a large shower enclosure. There is a radiator and a double glazed window.

### **Bedroom 2:**

3.03m x 2.48m

With fitted wardrobes, a radiator and a double glazed window overlooking the garden.



### **Bedroom 3:**

2.74m x 2.03m

With a radiator and a double glazed window overlooking the garden.



### **Bathroom:**

Fitted with a white suite that comprises a bath, a WC and a wash hand basin. There is a radiator and a double glazed window.



### **External**

The property sits back from the road behind a mature hedge and a lawned garden. The driveway provides off street parking and leads to the garage which has an up and over door. The West facing rear garden enjoys the afternoon and evening sun. It is mainly lawned and has a paved seating area.

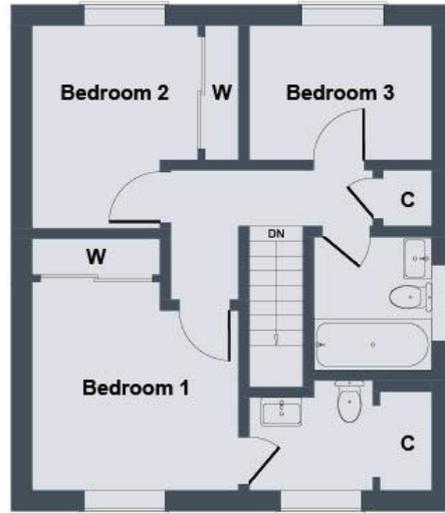


### **Additional Information**

The postcode is DL10 7TS and the Council Tax Band is D. The Worcester gas fired boiler is located in the airing cupboard.



## 12 Wellington Way



**FIRST FLOOR**



**GROUND FLOOR**

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.