



**16 Hilton Close**

Brompton, Northallerton, DL6 2QQ

youngsRPS 



**16 Hilton Close  
Brompton  
Northallerton  
DL6 2QQ**

**GUIDE PRICE: £175,000**

A 4 bedroom semi- detached house located on a sizeable corner plot at the head of a cul de sac on the edge of the village of Brompton. The kitchen has been re-fitted in the summer of 2020 together with a new gas central heating boiler. Potential to create off-street parking if required.

- New kitchen & boiler fitted in summer 2020
- 4 bedrooms
- Large rear garden
- Located in the head of a cul de sac



**youngsRPS**

Youngs - Northallerton 01609 773004



This 4 bedroom semi-detached house is located on a sizeable corner plot at the head of a cul de sac on the edge of the village of Brompton. The kitchen has been re-fitted in the summer of 2020 together with a new gas central heating boiler and there is potential to create off-street parking if required. Upvc double glazing is installed throughout.

## GROUND FLOOR

### HALLWAY

With part glazed upvc door, stairs to first floor, radiator.

### LIVING ROOM

16' 10" x 10' 11" (5.15m x 3.34m) With windows to front and rear, fireplace with marble hearth and timber surround, recessed arch, radiator, corniced ceiling.

### DINING ROOM

11' 10" x 9' 10" (3.62m x 3.01m) With window to front, picture rail, radiator. Opening to:

### KITCHEN

16' 10" (max) x 7' 10" (min) (5.149m x 2.40m) With 2 windows to rear,. Refitted in summer 2020 with a range of base and wall units, wood block worksurface with inset Belfast sink and hose tap, Zanussi freestanding double oven with induction hob and

extractor over, plumbing for washing machine, partially tiled walls, vertical radiator, gas central heating boiler.

## FIRST FLOOR

### LANDING

With window to rear, radiator.

### BEDROOM 1

11' 10" x 9' 10" (3.63m x 3.02m) With windows to front and side, built in wardrobe, radiator.

### BEDROOM 2

8' 9" x 8' 0" (2.69m x 2.45m) With window to rear, built in cupboard, radiator.

### BEDROOM 3

8' 0" x 6' 2" (2.46m x 1.88m) With window to front, storage recess, radiator.

### BEDROOM 4

10' 11" x 7' 5" (max) (3.35m x 2.28m) With window to front, radiator.

### WC

With window to side, low flush WC.

## BATHROOM

With window to rear, panel bath with shower over, wash basin, fully tiled walls, shelved airing cupboard, radiator, loft access.

## OUTSIDE

The front garden is laid mainly to lawn & has a raised flower border. a pathway leads to both the front door and also a gate giving access to the rear of the property.

The sizeable rear garden is enclosed by timber fencing & laid mainly to lawn with raised flower beds. There is a gravel pathway to a large timber storage shed and lean to & paved sun terrace.

## SERVICES

Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water.

## VIEWINGS

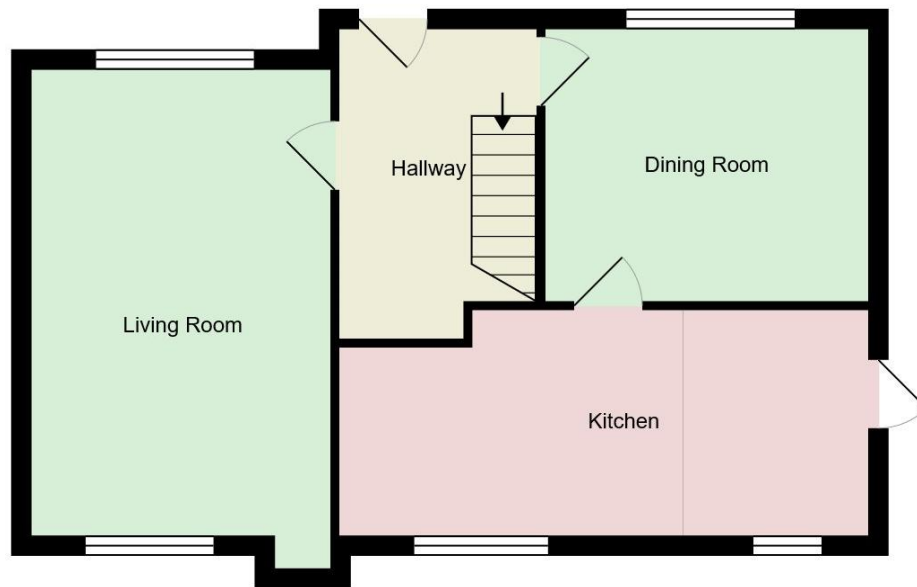
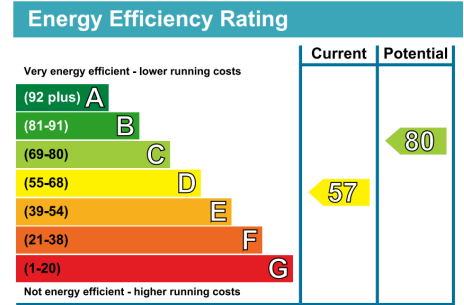
Viewings are strictly by appointment. Please contact the agent on 01609 773004.

## CHARGES

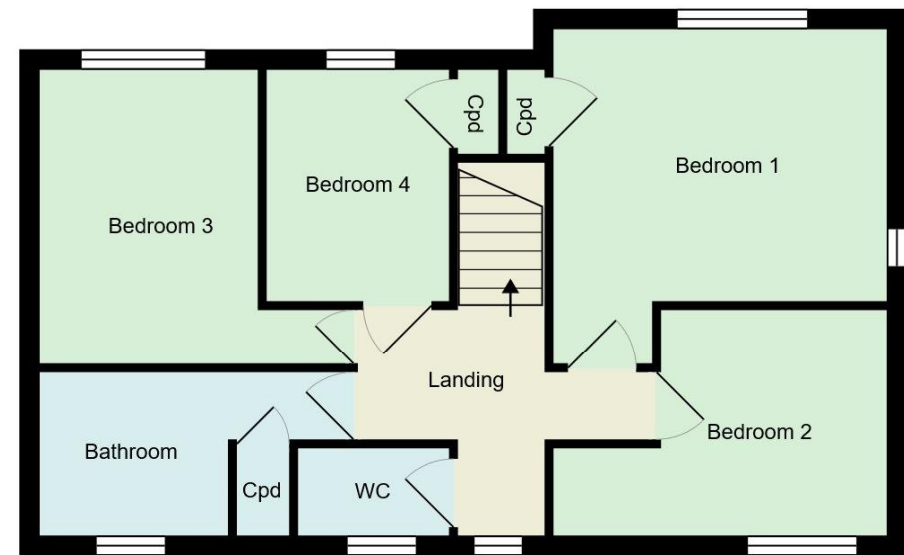
Hambleton District Council Tax Band C.

## 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

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.



R201

**Hexham**  
Priestpopple, Hexham,  
Northumberland, NE46 1PS  
T: 01434 608980 / 609000  
hexham@youngsrps.com

**Newcastle**  
23 Grey Street,  
Newcastle, NE1 6EE  
T: 0191 2610300  
newcastle@youngsrps.com

**Alnwick**  
31-33 Bondgate Within,  
Alnwick, NE66 1SX  
T: 01665 606800  
alnwick@youngsrps.com

**Sedgefield**  
50 Front Street, Sedgefield,  
Co. Durham, TS21 2AQ  
T: 01740 622100 / 617377  
sedgefield@youngsrps.com

**Northallerton**  
80-81 High Street, Northallerton,  
North Yorkshire, DL7 8EG  
T: 01609 773004 / 781234  
northallerton@youngsrps.com

**Dumfries**  
Lochar House, Heathhall,  
Dumfries DG1 3NU  
T: 01387 402277  
dumfries@youngsrps.com