

CARVERS

SALES & LETTINGS

Northallerton Road

Brompton, Northallerton, DL6 2QA

Offers over £700,000

House - Detached

4

2

2

An extended four bedroomed detached family home together with integral double garage and large mature gardens (in all approx. 0.9 acre) located in Brompton on the outskirts of Northallerton. The property benefits from central heating, double glazing together with air source heat pump and solar panels providing sustainable energy. The accommodation includes a porch, entrance hall, cloak room/wc, study, spacious living room with log burning stove and French doors to the rear, large open plan kitchen/dining room with wall and base units including integrated oven, hob and dishwasher, the dining area has French door to the rear. There is a useful utility room, separate store room/workshop and access to the garage. To the first floor there is a master bedroom with ensuite shower room, walk in wardrobe, study area and access to a large storage cupboard. There are three further double bedrooms and a family bathroom fitted with a white suite. Externally there is a semicircular in out driveway providing access to hard standing and double garage with remote door. There are large mature gardens with recently fenced boundaries with lawn, patio, water feature, two greenhouses and fruit trees including apple, pear, quinces, mirabelles and a medlar.









- Extended four bedroomed detached family home providing versatile accommodation
- Spacious living room with log burning stove and French doors to the rear
- Master bedroom with ensuite shower room and walk in wardrobe
- Integral double garage
- Air source heat pump, solar panels and battery storage for sustainable energy
- Open plan kitchen/dining room with French doors to the rear
- Ground floor office plus utility room and store room
- Semicircular in out driveway together with hard standing
- Large mature gardens together with patio, lawn, water feature and fruit trees (in all approx. 0.9 acre)
- Feed in tariff for surplus electric index linked until 2035 by available separate negotiation

GENERAL INFORMATION
Tenure: Freehold
Services: Air source heat pump central heating, mains electric, water and drainage.
Double glazing.
Solar panels providing a feed in tariff index linked until 2035 available separate negotiation
Local Authority: North Yorkshire Band F
The land to the south of the plot currently has planning permission for three detached dwellings.
ZB24/00288/FUL

Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Property Size Information

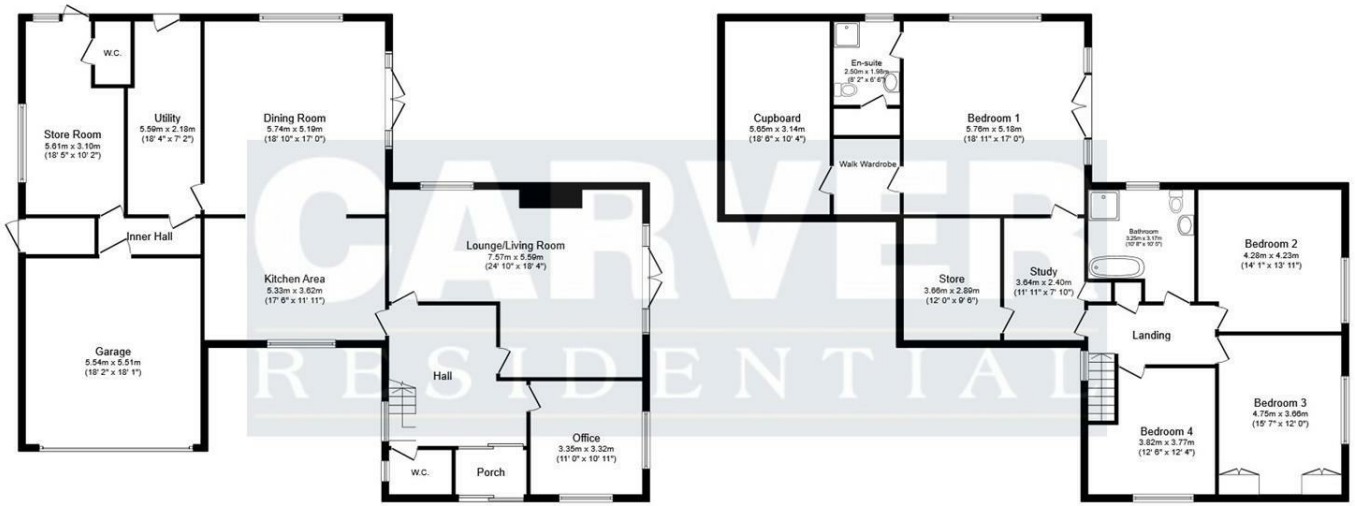
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and / or garage)









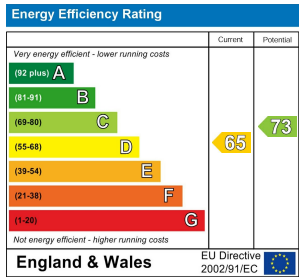


Ground Floor

Floor area 186.9 sq.m. (2,011 sq.ft.)

First Floor

Floor area 150.8 sq.m. (1,624 sq.ft.)



Property size taken from EPC
2992.00 sq ft

Total floor area: 337.7 sq.m. (3,635 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



The Property Ombudsman · RICS · naea propertymark PROTECTED · arla propertymark PROTECTED · Ethical Agent Network

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

219 High Street, Northallerton, North Yorkshire, DL7 8LW 01609 777710 northallerton@carversproperty.co.uk