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Church View  
Brompton, Northallerton, DL6 2QX  
**Price £300,000**

House - Terraced  
3 Bedroom/s  
2 Bathroom/s



A spacious three/four bedroomed period mid terraced cottage providing versatile living accommodation which is in need of some updating. The accommodation includes an entrance porch, spacious dining room, living room, music room/study and snug/bedroom four. The kitchen has an open plan feel to the breakfast room with patio doors opening to the rear garden. There is an inner hall and shower room/wc. To the first floor there is a master bedroom with fitted wardrobes and a large en suite bathroom/shower room and there are two further double bedrooms. Externally there is a forecourt garden area and small driveway leading the garage with double doors to the front and rear. The lovely enclosed rear garden has a patio area, lawn and a garden store. The village of Brompton offers a number of amenities and is within easy reach of Northallerton.







- Three/four bedroomed mid terraced period cottage
- Spacious and versatile living accommodation
- Period style features including stripped internal doors
- Garage and off street parking
- Views overlooking the village green and church
- Large enclosed rear garden
- Master bedroom with en suite bathroom/shower room
- In need of some updating
- Gas fired central heating

#### GENERAL INFORMATION

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

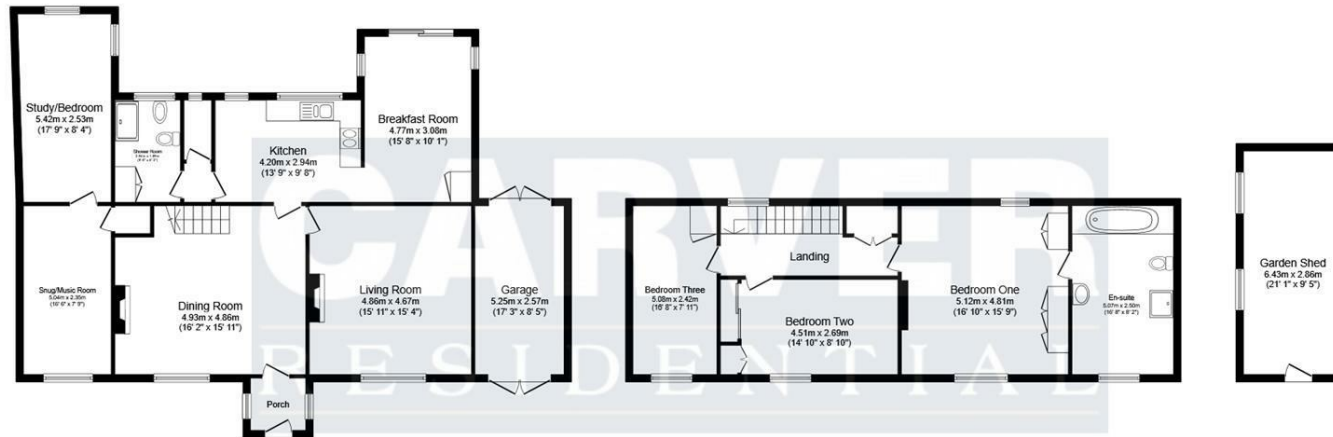
Local Authority: North Yorkshire Band E. Improvement indicator

#### Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential 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 129.8 sq.m. (1,397 sq.ft.)

**First Floor**  
Floor area 75.7 sq.m. (814 sq.ft.)

**Outbuilding**  
Floor area 18.4 sq.m. (198 sq.ft.)

Total floor area: 223.9 sq.m. (2,410 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](http://www.Propertybox.io)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Property Size from EPC  
1851.00 sq ft

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MAB 6202



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14 Duke Street, Darlington  
Co Durham, DL3 7AA  
01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

63 Dalton Way, Newton Aycliffe  
Co Durham DL5 4NB  
01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

41 Market Place, Richmond  
North Yorkshire, DL10 4QL  
01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

219 High Street, Northallerton  
North Yorkshire DL7 8LW  
01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)

[www.carvergroup.co.uk](http://www.carvergroup.co.uk)