



This wonderfully presented detached family home in Brompton on Swale must be seen to be appreciated. Ideally located close to Catterick Racecourse meaning easy access to Catterick town centre and the A1(M) motorway for further travel the property sits on a generous plot on a newer build estate. Internal accommodation of the property includes an entrance hallway, ground floor WC, living room with media wall, kitchen dining room, study and utility room. The first floor holds four good sized bedrooms, the largest with ensuite, and a house bathroom. Externally the property sits on an expansive plot with spacious rear garden, plenty of off street parking and a useful detached double garage. Finished to a great standard and with scope for personalisation this could be the ideal family home. EPC rating C, north Yorkshire County Council tax band E.





- Detached Family Home
- Kitchen Dining Room
- Four Bedrooms
- Large Garden
- Modern Decor and Condition
- Conservatory
- Ample Parking
- Double Detached Garage

#### Buyers Identification Checks

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.

#### General Information

Tenure: Freehold

Services: Double glazing, gas central heating, mains electric, water and drainage.

Local Authority: north Yorkshire County Council (Tax Banding E)

#### Property Size Reference

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)



| 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  
1248.00 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)

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MAB 6202



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