



THE GREEN, BROMPTON, NORTHALLERTON

£500,000



Northallerton  
Estate Agency





# The Green

Northallerton, DL6 2QT

**THIS PROPERTY IS A TRADITIONAL BRICK AND COBBLE COTTAGE IN THE SOUGHT AFTER LOCATION OF BROMPTON VILLAGE. THIS SALE IS FOR 2 HOUSES WITH THE POTENTIAL TO SPLIT INTO 3 SELF CONTAINED COTTAGES. OAK FRAMED CAR PORT AND GARAGES, VERY LARGE GARDEN.**

- **POTENTIAL DEVELOPMENT STPP**
- **2 OR 3 HOUSES IDEAL FOR B&B OR SPLIT FAMILY LIVING**
- **SOUGHT AFTER VILLAGE LOCATION**
- **DETACHED OAK FRAME OUTBUILDING / GARAGE**
- **LARGE GARDENS TO THE REAR**
- **GAS FIRED CENTRAL HEATING**



#### **COTTAGE 9A**

UPVC WINDOWS, GAS FIRED CENTRAL HEATING, LIVING ROOM WITH FEATURE FIREPLACE AND STAIRS UP TO FIRST FLOOR. THROUGH A DOOR TO THE REAR OF THE LIVING YOU ENTER INTO A LARGE UTILITY ROOM. TO THE RIGHT IS A LARGE STORAGE CUPBOARD WITH LIGHT AND POWER AND TO THE LEFT IS A RANGE A BASE UNITS WITH SPACE FOR WASHING MACHINE AND FRIDGE FREEZER. ADJACENT TO THE UTILITY IS THE KITCHEN DINER WITH CREAM BASE AND WALL UNITS INSET SINK AND DRAINER, SLIMLINE DISHWASHER, 4 RING HOB AND OVEN BELOW. FRENCH DOORS OUT TO THE REAR GARDEN WITH PATIO AND LAWN AREA. ON THE FIRST FLOOR THERE IS A LARGE BEDROOM WITH BUILT IN WARDROBE AND A BATHROOM TO THE REAR WITH CORNER SHOWER UNIT AND MAINS BAR SHOWER, WC AND WASH BASIN.

#### **COTTAGE 10**

ENTRANCE VIA UPVC FRONT DOOR INTO ENTRANCE HALL WITH CUPBOARD. INTO THE LIVING ROOM WITH FEATURE FIREPLACE DOOR TO THE REAR INTO A REAR HALLWAY WITH STAIRS TO FIRST FLOOR A SEPERATE WC AND OPPOSITE INTO AN ACCESSIBLE BATHROOM WITH EASY ACCESS BATH, SHOWER CUBICLE AND WASH BASIN. FROM THE LIVING ROOM IS A DOOR LEADING INTO A LARGE KITCHEN/ DINING ROOM WITH WALL AND BASE UNITS, 4 RING HOB AND OVEN BELOW, SINK AND DRAINER AND 2 X CUPBOARDS WITH DOOR LEADING INTO A UTILITY ROOM WHICH COULD BE RE-PURPOSED TO AN OFFICE OR LIVING ROOM AND WITH STAIRS UP TO FIRST FLOOR. FROM THE REAR OF THE KITCHEN IS A GOOD SIZED CONSERVATORY AND DOOR INTO THE GARDEN. FIRST FLOOR TO THE LEFT OF THE HOUSE IS A LARGE BEDROOM WITH FITTED ROBES TO TWO SIDES A DOOR INTO A WC WITH

WASH BASIN.

FIRST FLOOR TO THE RIGHT STAIRS INTO A LARGE BEDROOM WITH CAST IRON FEATURE FIREPLACE A DOOR INTO BEDROOM 2 AND FROM THAT A BATHROOM WITH BATH, OVERHEAD SHOWER, WC AND WASH BASIN. THIS PROPERTY CAN EASILY BE MADE INTO A 10A AND 10 WITH THE CLOSURE OF THE LIVING ROOM DOOR INTO THE KITCHEN THUS MAKING 3 SELF CONTAINED COTTAGES.

#### **GARDEN**

SUBSTANTIAL GARDENS WITH PATIO, LAWNS AND A LARGE OAK FRAMED BUILDING WITH CAR PORT AND GARAGE. THIS PLOT COULD BE EXTENDED SUBSTANTIALLY WITH PLANNING PERMISSION.

THERE IS A POTENTIAL TO RENT 9A THE GREEN AS A SELF CONTAINED RENTAL PROPERTY AND WOULD EXPECT TO REACH AROUND OR UPTO £675PCM

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

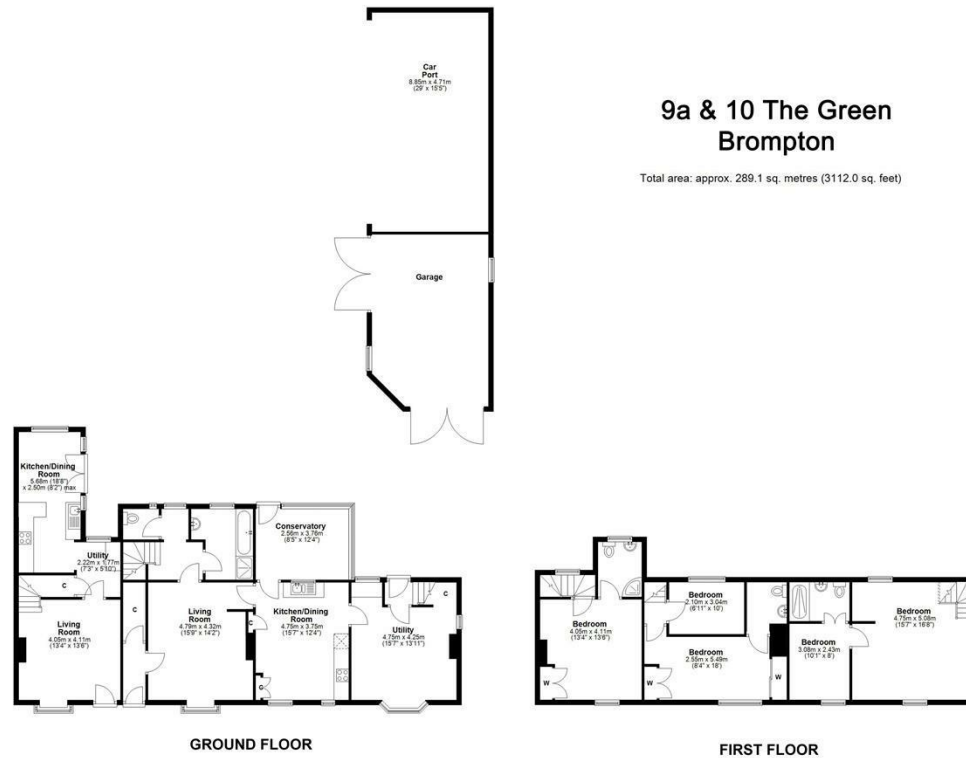
TENURE - FREEHOLD  
SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE  
NYCC TAX BAND - A  
EPC - C FOR BOTH





Call us to arrange a viewing on **01609 771959**

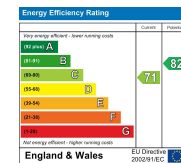




#### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

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