



FERNWOOD CLOSE, BROMPTON,
NORTHALLERTON
ASKING PRICE £225,000



Northallerton
Estate Agency



Fernwood Close

Northallerton, DL6 2UX

BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED BUNGLOW IN THE POPULAR VILLAGE OF BROMPTON

- GARAGE
- SHOWER ROOM
- LOW MAINTENANCE GARDENS
- DETACHED
- CHAIN FREE
- VILLAGE LOCATION



16 Fernwood is an attractive detached bungalow within the village of Brompton. Externally the property is well presented and boasts a lovely flagged patio area, shed, covered wooden pergola and sun terrace area. There is a detached garage, good sized driveway with the added bonus of a large carport. Internally the property has been well maintained throughout. The living room is spacious and airy with a lovely electric feature fire place and bay window. The kitchen has a contemporary range of white base and wall cupboards with granite effect worksurfaces. The room enjoys a fitted Beko double oven and grill, Neff four ring electric hob, Hotpoint dishwasher and a Bosh fridge. The shower room enjoys a stylish corner shower unit with a modern mains bar drench shower and additional shower attachment, built in sink unit with cupboard storage plus a fitted tall cupboard unit. All three bedrooms are a good size with Bedroom 3 enjoying full height French doors out onto the patio area and mirror fronted wardrobes. Bedroom 1 benefits from a range of white fitted bedroom wardrobes, a dressing table and over

bed storage cupboards, while Bedroom 2 enjoys mirror fronted fitted wardrobes. The hallway cupboard houses the Ideal Logic Maxi Combi C30 Bottle Gas fired condensing boiler

VIEWING

By appointment through the Agents – Northallerton Estate Agency – Tel. no. (01609) – 771959.

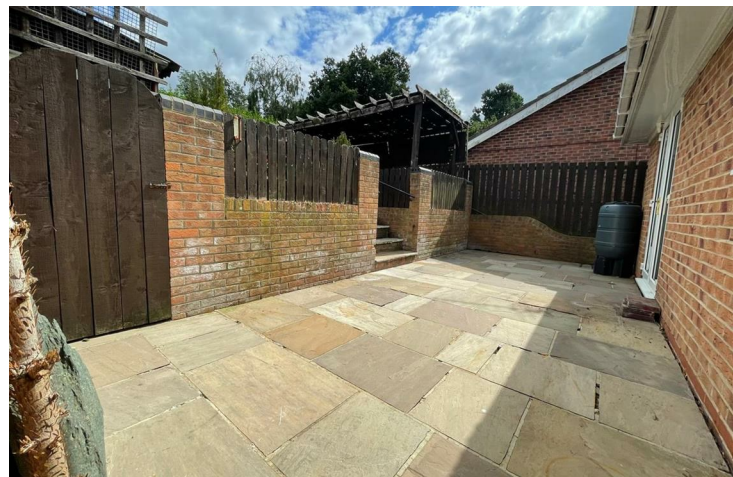
TENURE

Freehold with Vacant Possession on completion.

SERVICES

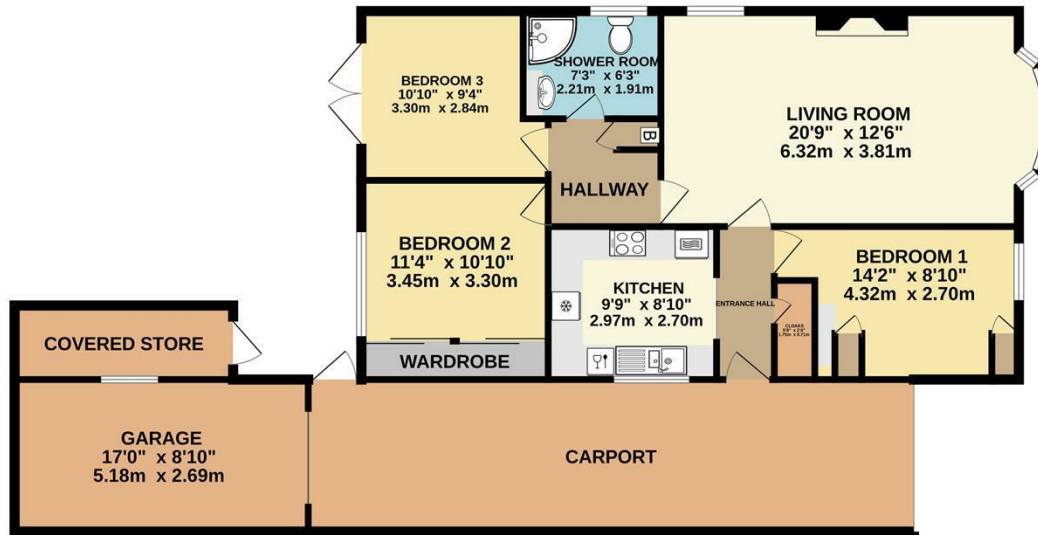
Mains water, electric and drainage.

NYCC COUNCIL TAX BAND - D



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

GROUND FLOOR
1330 sq.ft. (123.5 sq.m.) approx.



16 FERNWOOD CLOSE, BROMPTON, NORTHALLERTON, NORTH YORKSHIRE. DL6 2UX

TOTAL FLOOR AREA : 1330 sq.ft. (123.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
100-120 kWh/m ² /year	A		
81-100 kWh/m ² /year	B		
61-80 kWh/m ² /year	C		
41-60 kWh/m ² /year	D		
21-40 kWh/m ² /year	E		
1-20 kWh/m ² /year	F		
0-10 kWh/m ² /year	G		
After energy efficient lighting savings only		67	42
England & Wales		EU Directive 2002/91/EC	

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 - These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
 - All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
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 - Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
 - You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.
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