



3 PASTURE VIEW, BROMPTON,
NORTHALLERTON
PCM £825 PCM



Northallerton
Estate Agency



Pasture View

Northallerton, DL6 2QS

TO LET - A 3 bedroomed traditional Yorkshire brick terraced cottage in the sought after Village of Brompton, with a good Primary School, 2 Village pubs and a Village store. Brompton Village is close to the A19 and mainline trains at Northallerton. This property has recently undergone building works and is now available.

- **TWO BEDROOM COTTAGE**
- **GOOD SIZED GARDEN**
- **WELL PRESENTED**
- **FITTED WARDROBES IN MAIN BEDROOM**
- **COUNCIL TAX BAND B**
- **SOUGHT AFTER VILLAGE LOCATION**
- **CLOSE TO LOCAL AMENITIES**
- **QUIET LOCATION**



LIVING ROOM

GOOD SIZE ROOM WITH CEILING LIGHT POINT, WALL LIGHT, FEATURE FIREPLACE WITH WOOD BURNING STOVE, CUPBOARD FOR CLOAKS, STAIRS UP AND DOOR LEADING INTO KITCHEN AREA, SMALL DINING AREA TO THE REAR WITH RADIATOR AND SMALL WINDOW.

KITCHEN

CREAM COLOURED BASE AND WALL MOUNTED UNITS, SINK AND DRAINER, SPACE FOR FRIDGE FREEZER, PLUMBING FOR WASHING MACHINE, ELECTRIC OVEN AND GAS HOB, ECO ELITE BOILER WITH SAFETY CERTIFICATE. CEILING LIGHT POINT, EXTRACTOR FAN

BEDROOM 1

CEILING LIGHT POINT, RADIATOR

BEDROOM 2

CEILING LIGHT POINT, RADIATOR, FITTED WARDROBES

BATHROOM

PANEL BATH WITH SHOWER OVER, WASH BASIN, WC AND CUPBOARD, CEILING LIGHT POINT

LOFT SPACE

FULLY BOARDED WITH LOFT LADDER ACCESS

GARDEN

A GOOD SIZE GARDEN, WITH LAWN, PAVED PATH, GARDEN SHED AND POST AND PLANK FENCING.

THIS PROPERTY IS ACCESSED VIA A PATH LEADING FROM NORTHALLERTON ROAD, FOR WHICH 3 PASTURE VIEW HAS A RIGHT OF WAY

VIEWING - BY APPOINTMENT THROUGH THE AGENCY

- Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

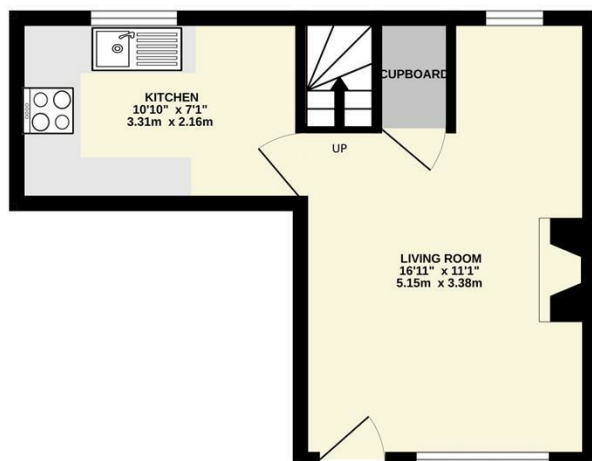
NYCC TAX BAND - B

EPC - C

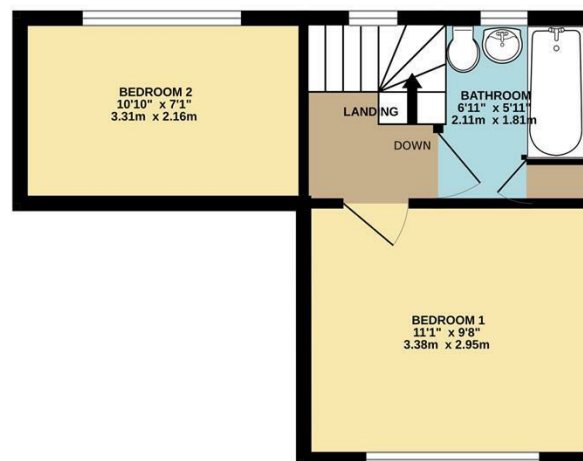


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
257 sq.ft. (23.9 sq.m.) approx.



1ST FLOOR
264 sq.ft. (24.5 sq.m.) approx.

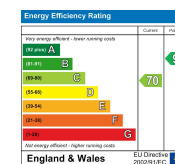


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TOTAL FLOOR AREA : 521 sq.ft. (48.4 sq.m.) approx.

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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- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
 - 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.
 - We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
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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.
- In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.

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