



13 CHURCH VIEW, BROMPTON

O.I.R.O £295,000



Northallerton
Estate Agency



Church View

Brompton, DL6 2QX

THIS PROPERTY IS IN A STUNNING LOCATION RIGHT ON THE VILLAGE GREEN IN BROMPTON AND LOOKS OUT TO THE CHURCH. BROMPTON IS A FANTASTIC LOCATION FOR WALKERS, CYCLING AND FAMILIES ALIKE WITH ITS LINKS TO GREAT SCHOOLS THE A19 AND IN WALKING DISTANCE TO NORTHALLERTON MARKET TOWN.

- STUNNING VILLAGE LOCATION
- UPVC DOUBLE GLAZED WINDOWS AND DOORS
- SNUG / OFFICE SPACE
- 3 BEDROOM
- CONSERVATORY
- FEATURE FIREPLACES



LIVING ROOM

A GOOD SIZED LIVING ROOM , BEAMED CEILINGS, CEILING LIGHT POINT, 3 X WALL MOUNTED LIGHTS , 2 X DOUBLE RADIATORS, TV AND PHONE POINTS, FEATURE FIREPLACE AND STAIRS TO THE FIRST FLOOR. THERE ARE FRENCH DOORS LEADING INTO THE CONSERVATORY.

CONSERVATORY

WOOD LAMINATE FLOOR, CEILING LIGHT AND FAN, WALL LIGHTS AND WALL MOUNTED HEATER, DOORS OUT TO THE GARDEN

DOWN STAIRS WC

WC AND SINK, CLEILING LIGHT POINT

KITCHEN

RANGE OF BASE AND WALL MOUNTED UNITS, SINGLE SINK AND DRAINER, MIXER TAP, CANDY HOB, HOTPOINT OVER AND GRILL, SPACE FOR DISHWASHER, WASHING MACHINE, FRIDGE FREEZER, EXTRACTOR FAN AND FRENCH DOORS LEADING INTO THE SNUG/DINING ROOM/ OFFICE AREA

SNUG/ OFFICE/ DINING ROOM

COVED CEILING, FEATURE FIREPLACE, CEILING LIGHT POINT AND DOUBLE RADIATOR

BEDROOM 1

SITUATED AT THE FRONT OF THE HOUSE WITH STUNNING VIEWS OVER THE GREEN AND THE CHURCH, CEILING LIGHT POINT, DOUBLE RADIATOR, FEATURE FIREPLACE, FITTED ROBES AND TV POINT

BEDROOM 2

AGAIN SITUATED AT THE FRONT OF THE HOUSE WITH STUNNING VIEWS OVER THE GREEN AND THE CHURCH, CEILING LIGHT POINT, DOUBLE RADIATOR, FEATURE FIREPLACE, FITTED ROBES .

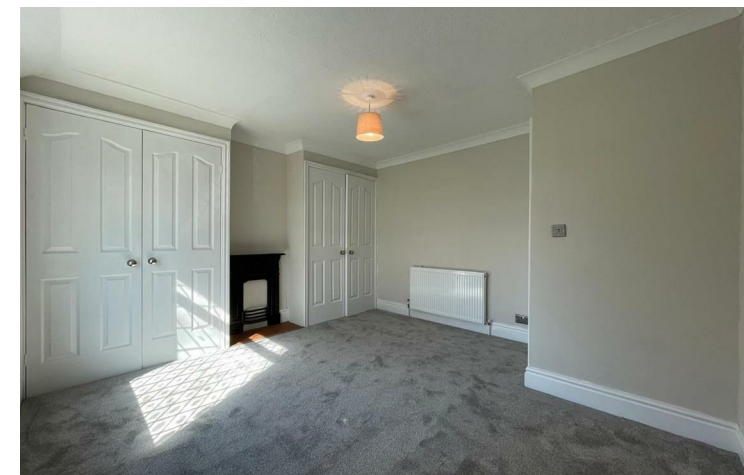
BEDROOM 3

VELUX CEILING WINDOW AND CEILING LIGHT POINT, DOUBLE RADIATOR AND CENTRAL BEAM.

BATHROOM

WHITE SUITE WITH A BALL AND CLAW BATH, SHELL EDGE SINK , WC AND TRITON T80Z SHOWER. THERE IS ALSO A CUPBOARD HOUSING A BAXI 800 CONDENSOR COMBI BOILER

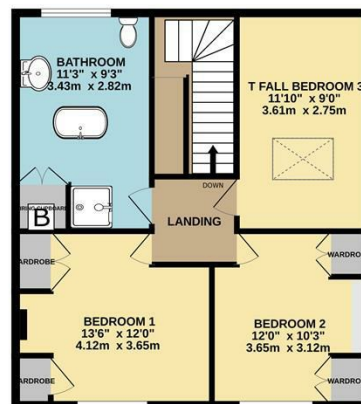
THERE IS A RIGHT OF WAY ACCESS FOR NUMBER 12 FOR BINS AND FUEL ONLY



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

GROUND FLOOR
823 sq.ft. (76.4 sq.m.) approx.

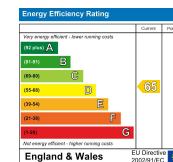
1ST FLOOR
653 sq.ft. (60.7 sq.m.) approx.



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TOTAL FLOOR AREA: 1476 sq.ft. (137.1 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 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.
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 - 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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