



NORTHALLERTON ROAD, BROMPTON,  
NORTHALLERTON  
OFFERS IN THE REGION OF £95,000



Northallerton  
Estate Agency



# Northallerton Road

Brompton, DL6 2QA

## SPACIOUS 2 BEDROOM FLAT IN SOUGHT AFTER VILLAGE LOCATION

- Newly Decorated
- Generously Proportioned Accommodation
- Within Easy Reach of Local Amenities
- Gas Fired Central Heating
- Brand New Quality Bathroom with Shower
- Chain Free



### Entrance Vestibule

6'10" x 2'9"

Ceiling light point. Stairs to first floor with painted balustrade leading up to:

### First Floor Landing

14'10" x 7'1"

With centre ceiling light point. Two store cupboards. Door to:

### Sitting Room

13'7" x 13'8"

With coved ceiling. Centre ceiling light point. Double radiator. Telephone point. TV point. Door through to:

### Kitchen/Diner

10'0" x 13'7"

With tile effect floor. Ceiling light point. Fitted range of base and wall cupboards with inset single drainer, single bowl stainless steel sink unit. Space and plumbing for washing machine. Space for electric cooker. Space for fridge freezer. Double radiator. Central space for table. Tiled splashback.

### Bedroom No. 1

14'8" x 12'8"

Centre ceiling light point. Double radiator. TV point. Windows to two sides. Wall mounted Baxi Duotech gas fired central heating boiler.

### Bedroom No. 2

9'0" x 7'2"

Coved ceiling. Ceiling light point. Double radiator.

### Bathroom

10'5" x 5'7"

With suite comprising newly fitted bath, WC, sink unit and over bath shower.

### General Remarks & Stipulations

#### SERVICES

Mains water, electricity, gas and drainage.

COUNCIL TAX BAND - NYCC BAND - A

#### EPC

The EPC rating is C. Valid until March 2027.

#### LEASEHOLD

On a 99 year lease.

#### GROUND RENT

£75 Pen Annum

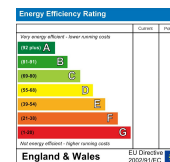
#### MAINTENANCE & INSURANCE

Split Annually between Flats 1, 2 & 3 Amount varied depending on works carried out that year.





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



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  - 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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