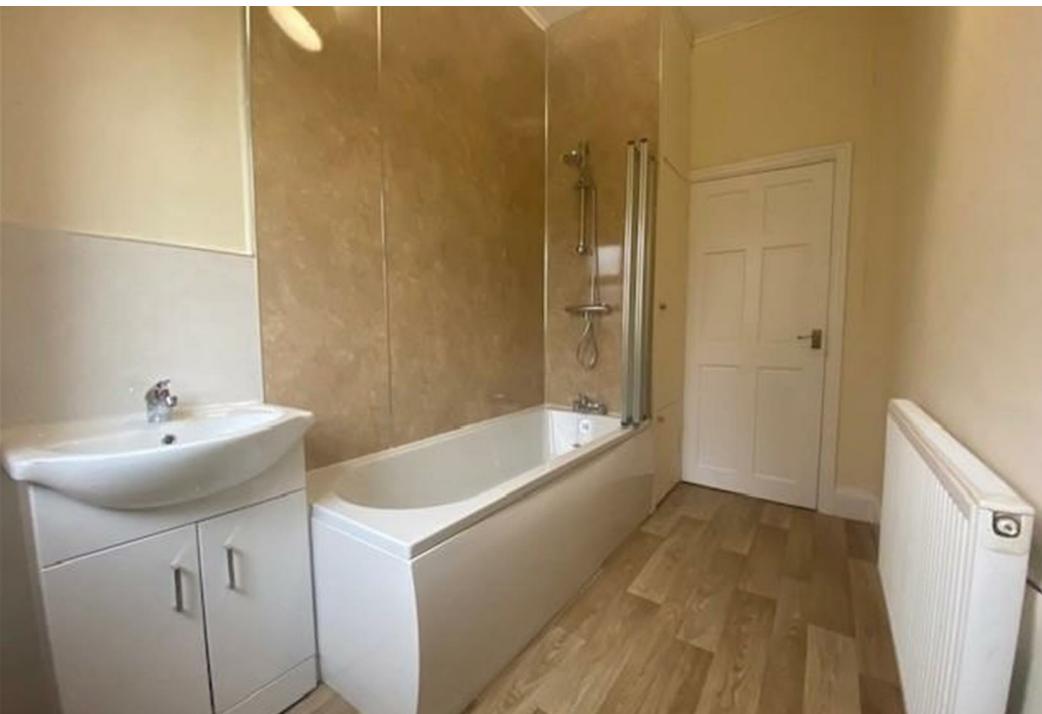




NORTHALLERTON ROAD, BROMPTON,
NORTHALLERTON
OFFERS IN THE REGION OF £95,000



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 Per 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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- 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.
- Any plans may not be to scale and are for identification purposes only.
- 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
100-81 A		
80-66 B		
65-51 C		
50-35 D		
35-21 E		
21-14 F		
14-0 G		
More energy efficient - higher running costs		
England & Wales		
EU Directive 2010/31/EU		



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