



29 VIKINGS COURT, BROMPTON,
NORTHALLERTON
OFFERS IN THE REGION OF £245,000



Northallerton
Estate Agency



Vikings Court

Northallerton, DL6 2RP

The property comprises of a brick built 3-bedroom semi-detached family home with clay tile roof situated on a generous corner plot enjoying the benefit of UVPC double glazing and wooden glazing throughout, gas fired central heating, new electrics, purpose-built office in the rear garden, covered driveway providing parking for multiple vehicles. The property is in a highly desirable location of Brompton, Northallerton with good access to local amenities and is chain free.

- 3-bedroom Semi-detached House
- Height sought after area
- Tax band C
- Chain free
- Purpose built office
- Ideal family home
- Generous corner plot



Entrance

Entering up step and through a composite front door with upper etched glass panel into entrance hall enjoying window to side, wooden floor, ceiling light point, useful cloaks hanging hooks, door to under stairs store cupboard with useful recessed area suitable for dryer, light oak doors.

Lounge Diner

Coved ceiling, window to front providing a nice degree of natural light, chimney breast with natural stone flag hearth, hard wood mantle shelf, hearth mounted multi burning stove. Dining area enjoys a continuation of coved ceiling, centre ceiling light point, etched glass full height windows next to door allowing light from hallway, TV point.

Snug

Fitted picture rail, quality wood laminate floor, sound boarded wall, ceiling light point, full height French door out to rear patio and gardens, double radiator. This room could provide for a useful downstairs bedroom.

Kitchen

Enjoys a natural stone tile effect floor, quality contemporary kitchen in cream with granite worksurfaces and wrought iron door furniture, unit inset 5 ring gas hob with slate splashback, contemporary extractor over hob, unit inset Belfast sink with quality mixer tap over and Quaker boiling water tap, adjacent dishwasher, space and plumbing for washing machine, eye level electric oven and grill, unit matched fridge and freezer, useful wall mounted shelving hanging, centre ceiling light point, electric underfloor heating.

Landing

Picture window providing a high degree of natural light, flush mounted ceiling light point, attic access, door to boiler cupboard housing a condensing central heating boiler with useful shelf storage and hanging rail.

Bedroom 1

Coved ceiling, ceiling light point, double radiator.

Bedroom 2

L-shaped room enjoying built in wardrobe with cloaks hanging and shelf storage, ceiling light point, double radiator.

Bedroom 3

Ceiling light point, double radiator, beautiful views out to rear garden.

Bathroom

White suite comprising stained pine panelled bath with easy turn taps, ¾ height tiling with wall mounted Mira electric shower, matching pedestal washbasin and toilet, ½ tiled to rear, coved ceiling, ceiling light point, wall mounted heated towel rail and extractor.

Garden

Lawned garden to the front with shrub borders, hedged boundaries and a nice corner chipped seating area. Flagged walkway from the side entrance with wildflower ears, steps up to front door. Flagging continues through 5 bar gates past plinth for storage shed onto a rear paved patio area with raised shrub borders. Rear garden also enjoys a nice mix of lawns with shrubbery and post and plank fencing, chipped walkway through gives access to covered car port and there is a purpose built outside office/craft room enjoying the benefit of light and power, provides power sockets to garden.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

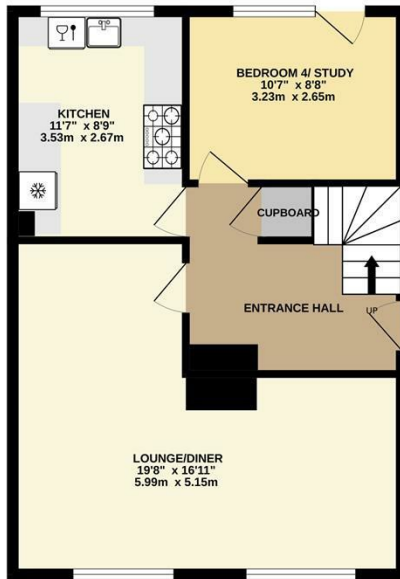
NYCC TAX BAND - C

EPC - C

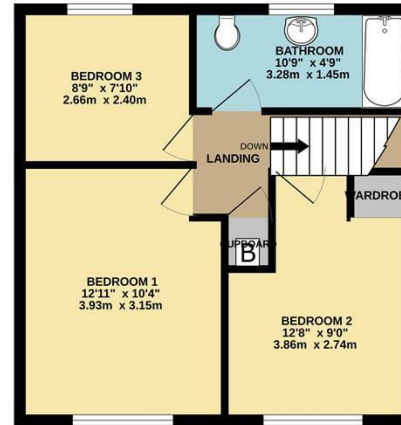


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.

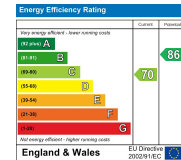


1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



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TOTAL FLOOR AREA: 956 sq.ft. (88.8 sq.m.) approx.
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