



James Winn
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32 Hilton Close, Brompton Northallerton DL6 2QQ

This semi detached, three bedroom house is located in the well serviced village of Brompton on the outskirts of Northallerton. Brompton offers a wide range of amenities to include a local shop, public houses, a well regarded primary school and several places of worship. Over two floors the spacious accommodation comprises of an entrance hall, a private sitting room, a lounge, a kitchen dining room, a first floor landing, three good sized bedrooms, a house bathroom and a separate w.c.. To the exterior of the property there is a lawned front garden and a well sized enclosed rear garden. With the added benefits of UPVC double glazing throughout and gas central heating via a recently installed boiler, viewing is highly recommended to appreciate the size, location, plot and presentation of the accommodation on offer. EPC rating D.

£205,000

LOCATION

Hilton Close is located in Brompton which offers a local shop, two public houses and several places of worship. Northallerton is less than 2 miles South and offers a range of facilities including shops, supermarkets, restaurants, a twice weekly market, primary and secondary schooling, a hospital and a library. There is a range of sporting and leisure facilities within the area as a whole. There are bus and rail links and access to the North Yorkshire Moors, the Yorkshire Dales, the A1, A19 and Durham Tees Airport.

DIRECTIONS

From Northallerton High Street proceed South down the High Street turning right at the first roundabout, then left at the next roundabout on to Brompton Road. Continue over the next two mini roundabouts onto Stokesley Road then at the new roundabout take the first exit. Turn right into Brompton and continue to where the Hilton Close is located on the left hand side.

THE ACCOMMODATION CONSISTS OF

HALLWAY

11'0" x 5'10" (3.37 x 1.79)

With front facing double glazed door, stairs to first floor, laminate flooring and radiator.



SITTING ROOM

9'10" x 12'0" (3.02 x 3.66)

With front facing UPVC double glazed window, electric fire and radiator.



LOUNGE

16'10" x 10'11" (5.15 x 3.34)

With front and rear UPVC double glazed windows, gas fire with marble surround, alcove to rear, TV point and radiator.



KITCHEN DINER

7'11" x 17'11" (2.42 x 5.47)

With a range of base, wall & drawer units, worktops inset with stainless steel sink & drainer, two rear facing UPVC double glazed windows, side facing stable door, storage cupboard under stairs, electric oven, gas boiler and radiator.



LANDING

With rear facing UPVC double glazed window.

BEDROOM ONE

10'11" x 14'1" (3.34 x 4.30)

With two front facing UPVC double glazed windows, storage cupboard over stairs and radiator.



BEDROOM TWO

12'2" x 12'0" (3.73 x 3.66)

With front and side facing UPVC double glazed windows, storage cupboard over stairs and radiator.



BEDROOM THREE

8'0" x 8'11" (2.46 x 2.74)

With rear facing UPVC double glazed window and radiator.



BATHROOM

5'6" x 11'1" max (1.69 x 3.39 max)

With a tiled bath, rear facing UPVC double glazed window, part tiled walls, pedestal wash hand basin and radiator.



WC

5'2" x 2'6" (1.58 x 0.78)

With high level WC, tiled walls and rear facing UPVC double glazed window.



FRONT GARDEN

With lawned garden to front and gravel parking area to side (access via farm lane).

REAR GARDEN

West facing with lawned garden to rear and side, hedged borders and timber shed.



VIEWING

Viewing is Strictly By Appointment Only.

FREE VALUATION

If you are looking to sell a property James Winn Estate Agents offers a FREE NO OBLIGATION market appraisal service designed to give you the best advice on marketing your property. Contact our sales team in Thirsk 01845 524488 to book an appointment.

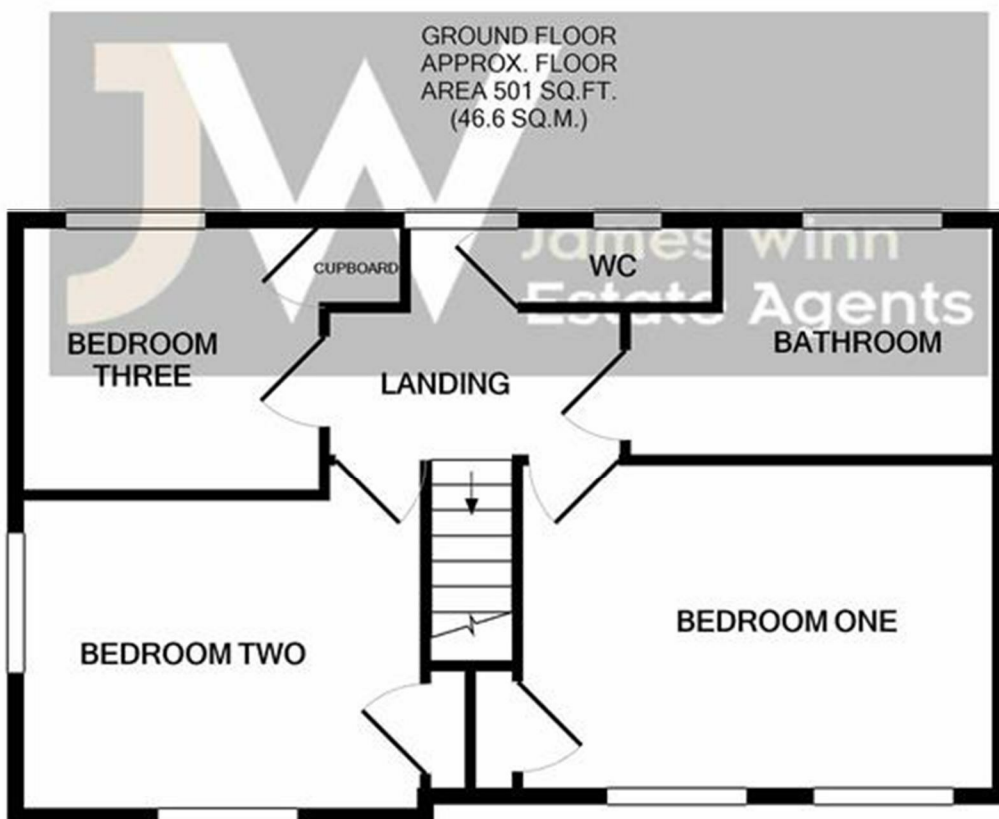
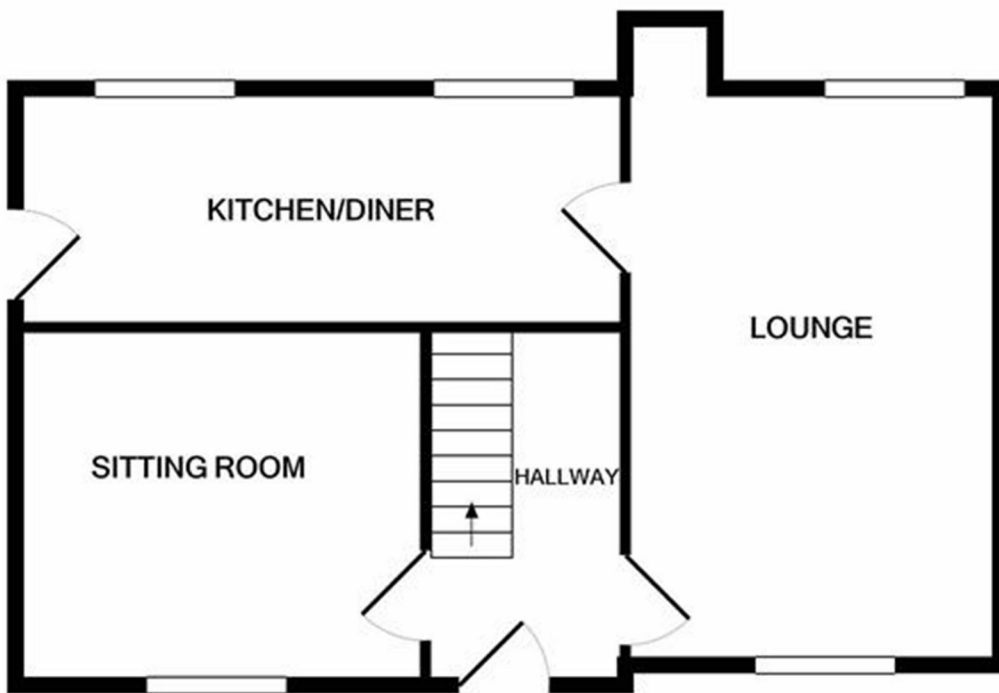
MORTGAGE ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it).Minimum age 18.

FREEHOLD

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or

implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.



1ST FLOOR
APPROX. FLOOR
AREA 492 SQ.FT.
(45.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 993 SQ.FT. (92.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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