youngsRPS

ASHBROOKE COTTAGE, 36 WATER END, BROMPTON

NORTHALLERTON, NORTH YORKSHIRE, DL6 2RL

ASHBROOKE COTTAGE, 36 WATER END

Brompton, Northallerton, North Yorkshire, DL6 2RL

This charming, character-filled cottage is perfectly positioned in the heart of the sought-after village of Brompton, enjoying beautiful views of the church and a green to the front. Inside, the home offers a cosy living room, a bright kitchen, a welcoming conservatory, a practical utility area, and a convenient WC. Upstairs are two comfortable bedrooms and a well-appointed bathroom.

The generous rear garden provides plenty of space to relax and enjoy the outdoors, making this cottage an ideal choice for those seeking village life in a picturesque setting. Viewing is highly recommended to fully appreciate all this lovely home has to offer.

- Characterful Cottage
- Two Bedrooms
- Outbuildings housing a utility, WC and store
- Generous Garden
- On Street Parking
- EPC Rating D

GET IN TOUCH

youngsRPS, 80-81 High Street, Northallerton, DL7 8EG

01609 773004

northallerton@youngsrps.com

DESCRIPTION

This beautifully presented home welcomes you into a characterful L-shaped living room, complete with a feature fireplace, a front-facing window, and stairs leading to the first floor. From here, a doorway opens into the kitchen, fitted with a range of wall and base units, laminate worktops, and a sink. Integrated appliances include an electric oven and hob, with space for a fridge. A rear door leads to a spacious conservatory, offering the perfect spot to relax and enjoy garden views, while another door opens to the tranquil rear gardens.

The garden features a large brick-built outbuilding, which includes a WC, an outdoor store, and a utility room with fitted units, a sink, plumbing for a washing machine, and space for a tall fridge freezer. Upstairs, there are two well-proportioned bedrooms and a family bathroom with a white suite, including a bath with shower over, pedestal wash basin, and WC.

Outside, the fully enclosed rear garden is a real highlight, with a raised terrace, mature borders, a timber shed, and a summerhouse. Tall hedges provide a wonderful sense of privacy, creating a peaceful retreat. On-street parking is available at the front of the property.

LOCATION

This property is ideally situated in the heart of Brompton, a charming village located just 1.5 miles north of Northallerton and around 6 miles from the main A19 trunk road. Brompton offers a traditional village feel with its pretty village green, well-regarded primary school, welcoming pub, historic church, local shop, and regular bus service.

SERVICES

Mains water, drainage, electric & gas central heating.

TENURE

Freehold

CHARGES

North Yorkshire Council Tax Band B.

VIEWINGS

By appointment with the Agents. Please call 01609 773004.

AGENT'S NOTES

Free market appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.

Water End
Brompton

Total area: approx. 58.1 sq. metres (625.2 sq. feet)

Ground Floor

First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for Youngs RPS by Vue3sixty Ltd

www.youngsrps.com

Northallerton 01609 773004

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of youngsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.