



61 NORTHALLERTON ROAD, BROMPTON
NORTHALLERTON, NORTH YORKSHIRE, DL6 2QA



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Brompton, Northallerton, North Yorkshire, DL6 2QA

A charming and characterful period home offering a wealth of original features, generous gardens with superb open countryside views, three double bedrooms, two reception rooms, detached garage and excellent potential for extension, subject to the necessary planning and consents.

- No Onward Chain
- Detached Period Home
- Three Double Bedrooms
- Extensive Mature Gardens
- Scope for Extension (subject to PP)
- EPC Rating D

OFFERS IN THE REGION OF £450,000

GET IN TOUCH

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DESCRIPTION

This charming and characterful period home offers a wealth of original features and a generous plot, with the particularly attractive rear garden enjoying far-reaching views over open countryside. The property also offers excellent potential for extension, subject to the necessary planning and consents.

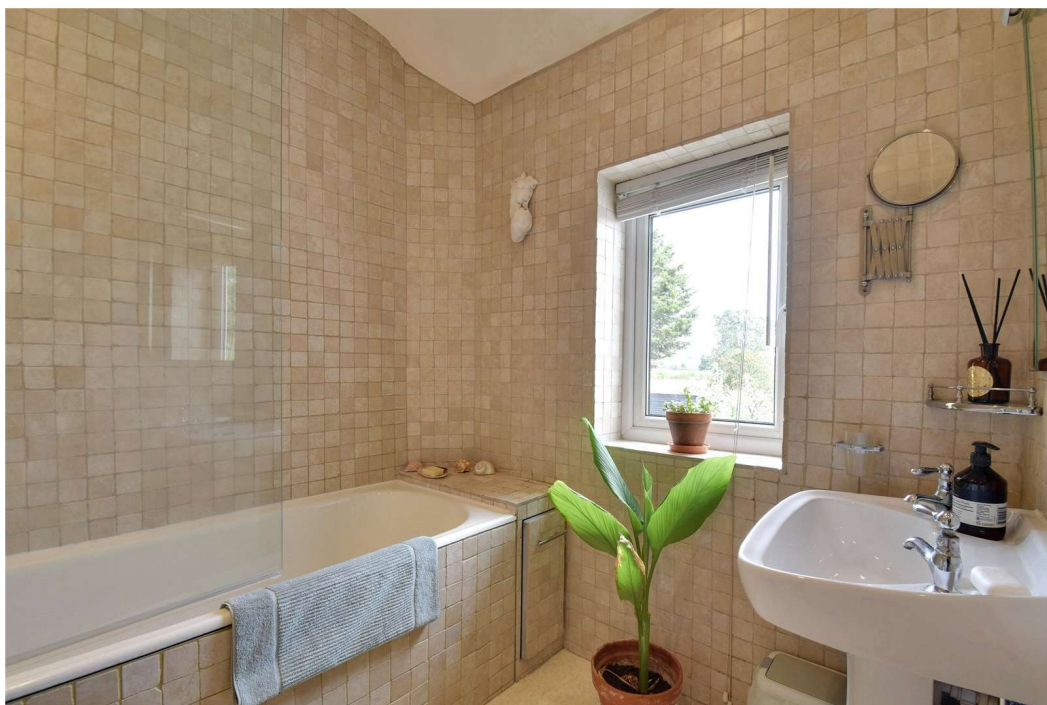
The spacious entrance hallway provides an inviting introduction to the property, with stairs rising to the first floor, useful understairs storage and a downstairs WC. To the left are two well-proportioned and versatile reception rooms. The dining room enjoys a dual aspect, whilst the second reception room is particularly appealing, with a large bay window overlooking the front garden and a charming log-burning stove providing a natural focal point.

To the rear, the well-appointed kitchen features quality solid oak cabinetry, granite work surfaces and a Belfast sink, together with a gas hob and extractor, eye-level double oven and integrated fridge freezer. There is ample space for a breakfast table and chairs, whilst a door provides direct access to the rear garden.

To the first floor are three well-proportioned double bedrooms, two of which benefit from fitted wardrobes. A further home office provides useful additional space and could potentially be converted to create an en-suite for the principal bedroom, subject to the necessary consents. The bedrooms are served by the house bathroom, fitted with a bath with shower over and pedestal wash hand basin, with a separate WC completing the accommodation.

The gardens are a particular highlight of the property. The front garden is well screened from the road by mature hedging and established trees, creating a good degree of privacy and shelter. It is principally laid to lawn, with established shrubs and planting, decorative gravel and a pathway leading to the front entrance.

The generous rear garden is equally appealing, enjoying superb open countryside views and providing an excellent outdoor space for relaxation and entertaining. The garden is principally laid to lawn, with mature hedging and established shrubs to the boundaries, together with a patio area and decorative gravel. The garden is enclosed by a combination of mature hedging and timber fencing. A useful utility room,







accessed from the garden, provides plumbing for a washing machine and houses the gas central heating boiler.

The property is further complemented by a detached oversized single garage, complete with up-and-over door. A tarmac driveway, accessed via a lane to the side of the property over which the property benefits from a right of way, provides generous off-street parking for several vehicles.

The substantial plot is a notable feature of the property and offers excellent scope for extending the existing accommodation, subject to obtaining the necessary planning permission and other relevant consents. Combined with its period character, attractive gardens and enviable countryside outlook, this is a particularly appealing home with considerable potential for a purchaser to further enhance and adapt it to their requirements.

LOCATION

Brompton is a popular and well-established village situated just north of Northallerton, offering a convenient blend of village life and easy access to the town's comprehensive range of amenities. The village provides a useful selection of local facilities including a primary school, convenience shop, public house, churches and the well-regarded Village Inn, whilst the surrounding countryside offers attractive opportunities for walking and cycling. Northallerton is readily accessible for a wider range of shopping, leisure, educational and medical facilities, together with its mainline railway station providing regular services to destinations including London, York, Leeds and Edinburgh. The village also enjoys excellent road connections, with the A1(M) and A19 within easy reach.

Viewings

Strictly by appointment only. Please contact the Agent on 01609 773004.

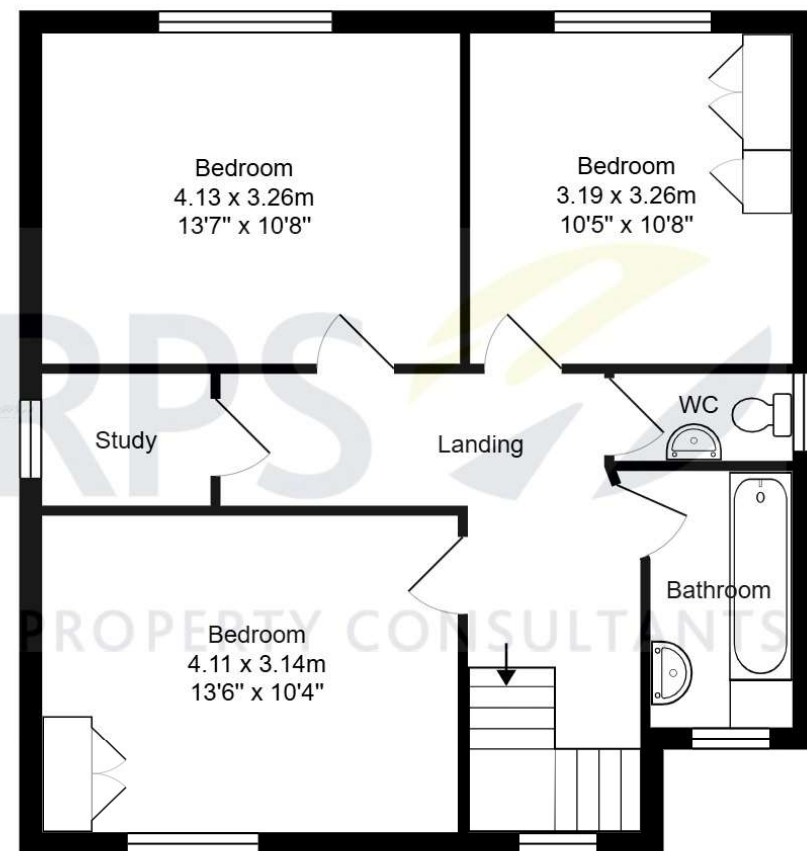
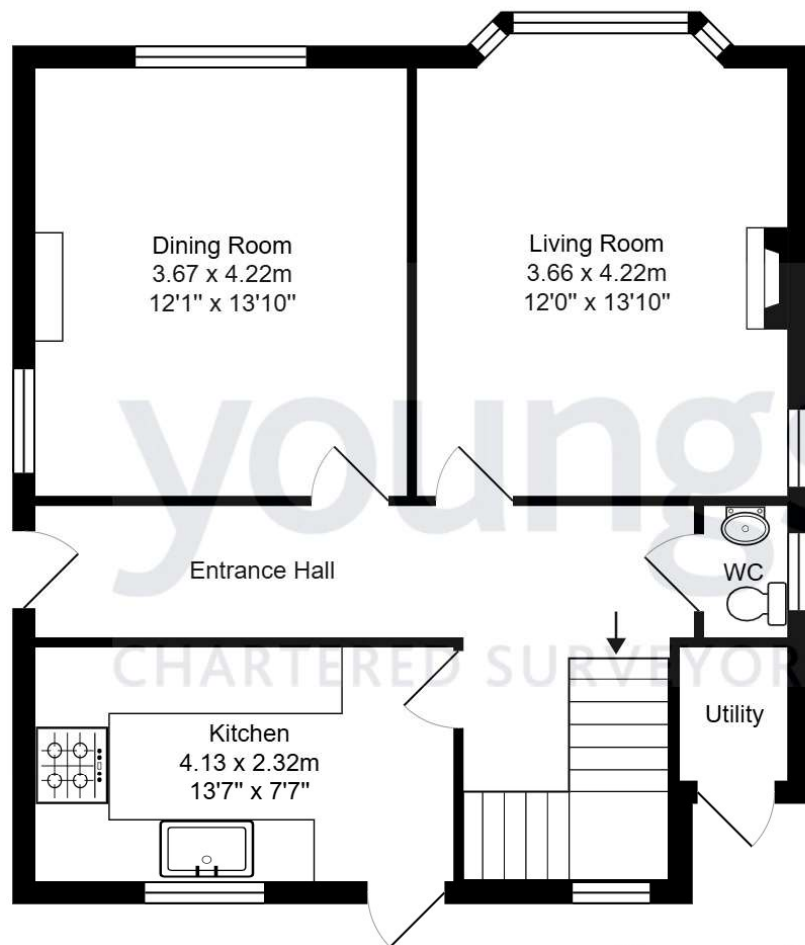
Services

Mains electricity, water, gas and drainage are connected. Gas-fired central heating boiler to radiators and also supplying hot water.

Charges

North Yorkshire Council Tax Band D.





All measurements are approximate and for display purposes only.

Total Area: 123.7 m² ... 1332 ft²

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Northallerton 01609 773004



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