





Accommodation

A neatly presented two bedroom mid-terraced cottage located, in a sought after and well serviced village on the fringe of Northallerton. An ideal investment property or first-time buyer home, the cottage is sure to appeal to a variety of purchasers.

The property has been well maintained by its current owners and has previously been a successful rental property.

Brompton offers a village feel, whilst being well served with amenities, including a shop, two pubs, a primary school and sports facilities. The location itself is ideal for commuters with the A1M and A19 available close by, along with regular bus services in the village and a mainline train station a short drive away.

On entering the property, there is a small front entrance hall leading to the good size living room, with a large window filling the room with natural light, stairs rising to the first floor and a display fireplace with alcove storage. From the living room, the breakfast kitchen is fitted with a range of base units and some appliances, whilst there is space for a small dining table, rear garden access and understairs storage. The fully tiled bathroom completes the downstairs layout and is fitted with a white suite, including a bath with shower over and heated towel rail. Rising to the first floor, there is a landing with loft access and two neutrally decorated bedrooms, one is a spacious double with fitted storage. The cottage also benefits from gas central heating and double glazing throughout.

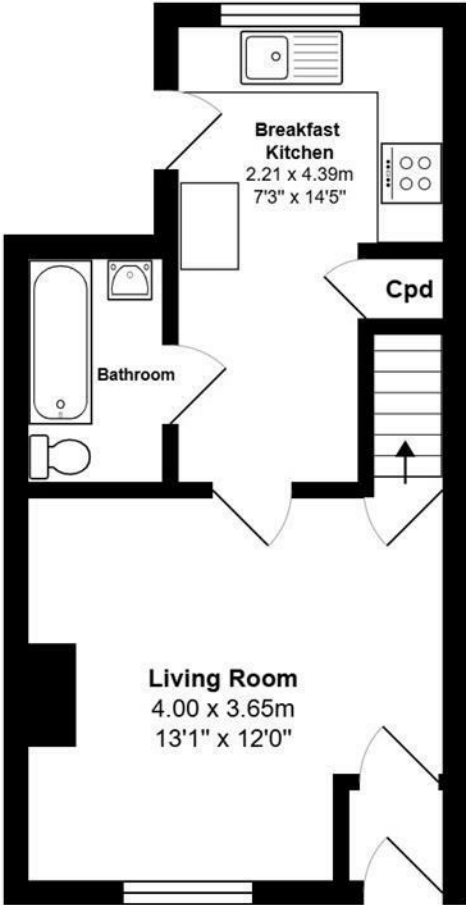
Externally, the property benefits from a communal rear courtyard with space for outdoor seating and flowerpots, a brick built storage shed and street parking is available close by.

Surprisingly spacious and full of charm, properties are rare to market at this price point in such a desirable village and an early viewing is advised on this lovely cottage, which offers endless potential.

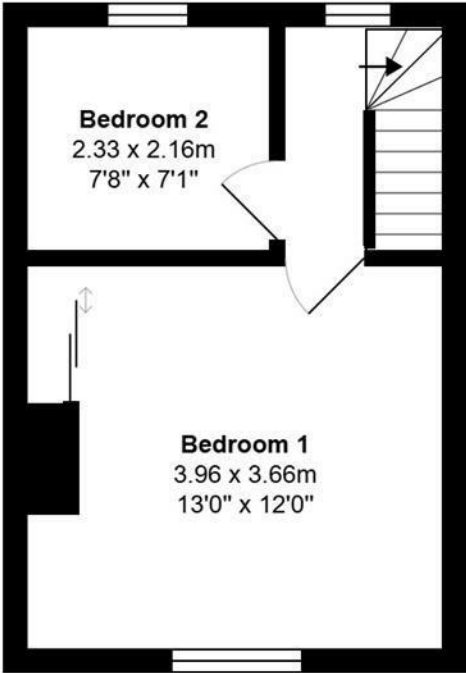




Floorplan



Ground Floor



First Floor



EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

VIEWING BY APPOINTMENT ONLY - 01845 421010 - sales@davislund.co.uk - www.davislund.co.uk

MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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