



32 Linen Way

Brompton, Northallerton, DL6 2PU

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**32 Linen Way
Brompton
Northallerton
DL6 2PU**

Guide Price: £210,000

A detached three bedroom home in a quiet Cul-De-Sac location in the popular village of Brompton. The property benefits from a modern bathroom and kitchen and has a well-maintained rear garden.

- Three bedroom detached property
- Detached single garage
- Modern Kitchen and Bathroom
- Quiet Cul-De-Sac location
- Well maintained gardens



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Youngs - Northallerton 01609 773004



GROUND FLOOR

ENTRANCE HALL

Accessed via a part glazed UPVC door into a carpeted hallway with stairs rising to the first floor and a door to the WC.

WC

Comprising a white close coupled WC and a pedestal wash basin. There is a frosted window to the front, tiled flooring and neutrally painted walls.

LIVING ROOM

14' 9" x 12' 8" (4.5m x 3.86m) A well-proportioned living room with a gas fire place, carpeted flooring and a large window to the front.

KITCHEN/DINER

16' 4" x 9' 4" (4.98m x 2.84m) A modern kitchen with a range of cream shaker style wall and base units. There are laminate wood effect worktops with an inset 1 1/2 bowl sink. Appliances include a built in fridge freezer, dishwasher, washing machine and an oven with electric hob and extractor over. There is a laminate wood effect floor, space for a dining table and patio doors to the rear garden. There is also a useful under stairs storage cupboard.

FIRST FLOOR

LANDING

The stairs rise from the ground floor and give access to a carpeted landing with window to the side.

BEDROOM 1

8' 9" x 14' 7" (2.67m x 4.44m) A sizeable double bedroom with carpeted floors and a window to the front. There is ample space for bedroom furniture and wardrobes.

BEDROOM 2

9' 8" x 9' 9" (2.95m x 2.97m) Another good sized double bedroom with carpeted flooring and window to the rear.

BEDROOM 3

7' 3" x 10' 8" (Max) (2.21m x 3.25m) An L Shaped single bedroom with window to the front and carpeted floors. There is also a storage cupboard housing the boiler.

BATHROOM

6' 2" x 6' 4" (1.88m x 1.93m) A fully tiled floor to ceiling bathroom with white suite comprising a close coupled WC, pedestal wash basin and a bath with a shower over. There are spotlights in the ceiling, frosted window to the rear and a heated chrome towel

rail.

OUTSIDE

Front - To the front there is a pathway leading to the front door and a lawned area with mature shrub flowerbeds.

Rear - A well maintained rear garden with patio seating area, lawned area with mature flower beds and a water feature with gravelled surround. This is all encompassed by a wall and fence boundary. There is an access gate to the garage and a hardstanding area with a garden shed.

GARAGE

A single garage with an up and over door with electric points and lighting.

SERVICES

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

VIEWINGS

Viewings are strictly by appointment. Please contact the agent on 01609 773004.

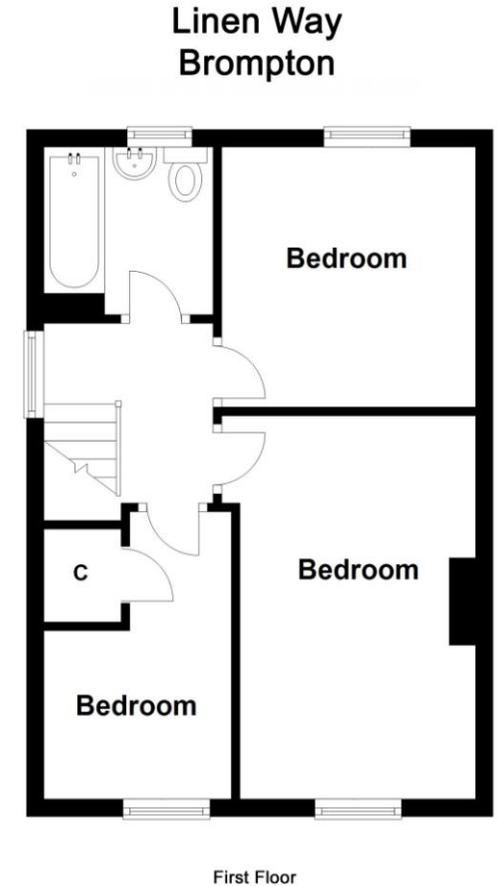
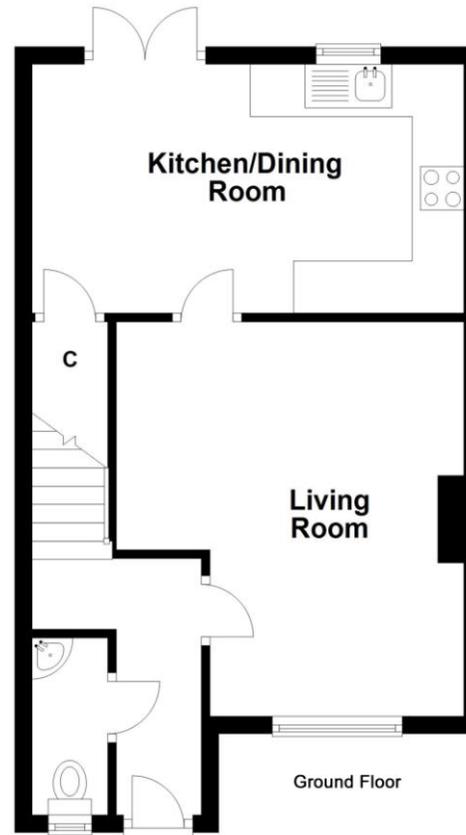
CHARGES

Hambleton District Council Tax Band C.

AGENTS 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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

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