



Three Horse Shoes

Station Road, Brompton, Northallerton, DL6 2ST

youngsRPS 

**Three Horse Shoes
Station Road
Brompton
Northallerton
DL6 2ST**

Guide Price: £275,000

CALLING ALL INVESTORS - A fantastic opportunity to purchase 2 properties, one two bed and one three bed in the popular village of Brompton.

- NO ONWARD CHAIN
- Perfect Investor Opportunity
- 2 x Houses
- Located in the sought after village of Brompton



Northallerton 01609 773004





Thought to be one of the oldest buildings in Brompton, Three Horse Shoes is a Grade II listed property comprising a three bedroom and a two bedroom cottage. Situated in a prominent corner position in the village, No. 2 comprises an entrance porch, fitted kitchen, generous living room with an open fire, inner hallway and utility area. There are two cellar rooms and a downstairs WC. Upstairs are three well-proportioned bedrooms and a house bathroom. To the rear there is a communal yard and garden store.

No. 1 is a two bedroom house comprising living room with raised study area, kitchen, utility room and downstairs WC. Upstairs are two double bedrooms and a large family bathroom.

LOCATION This property is ideally located in the heart of Brompton which is a small village which lies approximately 1.5 miles North of Northallerton & 6 miles from the main A19 Trunk road. The village itself has a pretty green, well-regarded Primary school, public house, church, shop & regular bus service.

SERVICES Mains water, drainage, electric & gas central heating.

TENURE Freehold

CHARGES Number 1 Station Road North Yorkshire Council Tax

Band C. & Number 2 Station Road North Yorkshire Council Tax Band B.

VIEWINGS By appointment with the Agents. Please call 01609 773004.

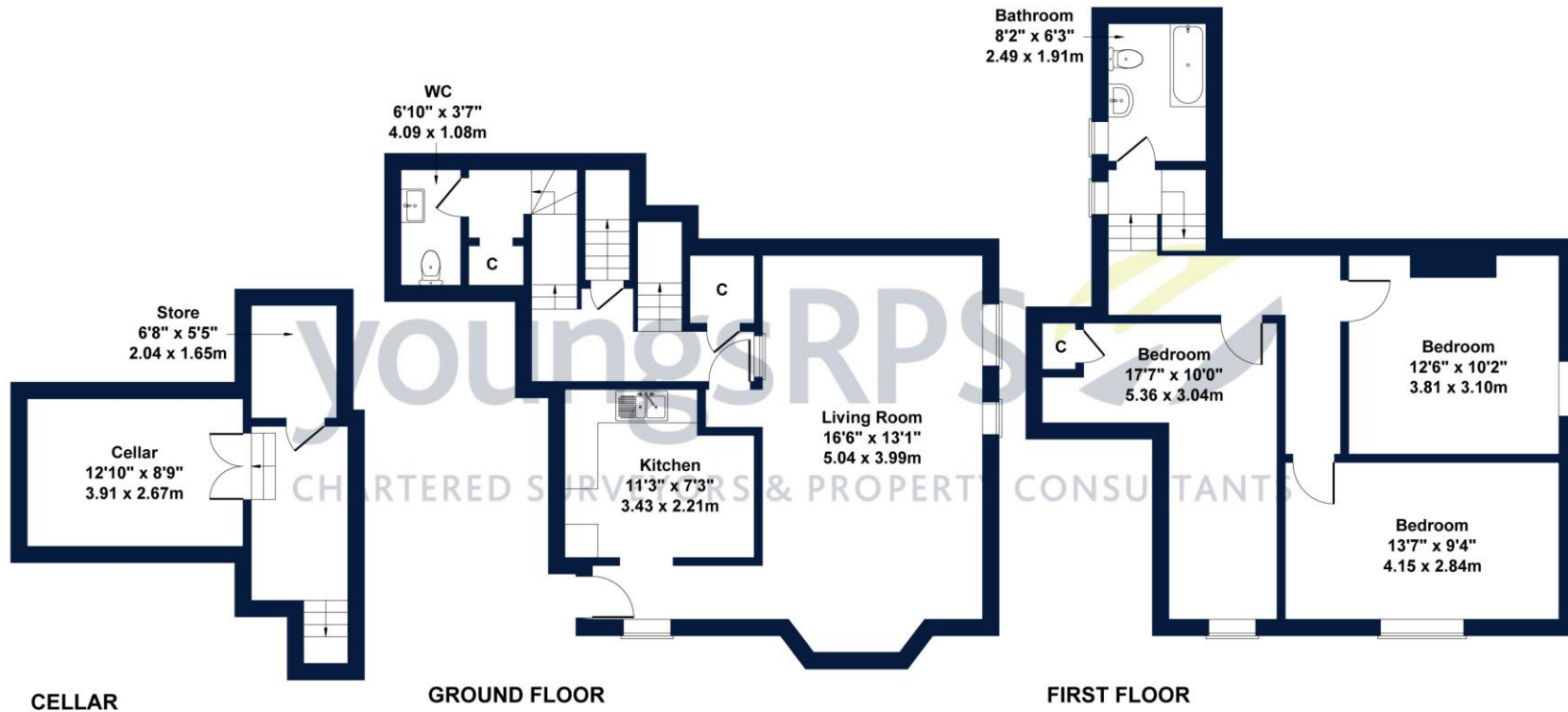
AGENT'S NOTES Free market appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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21-38	F		
1-20	G		

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Approximate Gross Internal Area
1507 sq ft - 140 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

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 these 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.



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