



BRECKON HOUSE, 123A NORTHALLERTON ROAD, BROMPTON
NORTHALLERTON, DL6 2PY



BRECKON HOUSE

123A NORTHALLERTON ROAD

A beautifully presented and maintained Semi Detached family home located conveniently for Northallerton town centre and local amenities. The property briefly comprises an entrance porch, entrance hallway, living room, breakfast kitchen, dining room, garden room, four bedrooms and two bathrooms. Externally there are attractive gardens to front and rear, off street parking and a single garage. Viewing is highly recommended.

- Semi Detached Family Home
- Four Bedrooms
- Two Bathrooms
- Attractive Gardens
- Off Street Parking & Single Garage
- EPC Rating D

OFFERS OVER £325,000

GET IN TOUCH

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DESCRIPTION

The property is accessed via a composite front door into entrance porch with further door into a hallway with stairs rising to the first floor and decorative octagonal window. To the right is a spacious living room with bay window to front, window seat and electric fire with limestone surround and granite hearth. The breakfast kitchen is accessed off the hallway and comprises oak wall and floor units, quartz worktops and 1 1/2 bowl sink and drainer. The flooring is tiled and benefits from underfloor heating. Integrated appliances include an induction hob with extractor over, double electric oven, microwave, large fridge with freezer drawer within and a separate freezer. There is plumbing for both a washing machine and dishwasher and also space for a tumble drier. An under stairs cupboard provides further storage space. Matching quartz has been used to cleverly install a table with space for three chairs. Additionally, there is a breakfast bar with room for two further seats, providing a lovely sociable space. An opening from the kitchen leads into a dining room with ample space for a further table and chairs. A generously proportioned garden room can be accessed via sliding doors from the kitchen with windows and door to the rear garden.

Upstairs, the landing provides access to the part boarded loft space with pull down ladder and light. Additionally, the landing has a cupboard which houses the hot water cylinder. There is a split staircase with the left leading to a double bedroom with dual aspect windows and fitted wardrobe space. There is also a modern house shower room with large walk in shower enclosure, WC and wash hand basin with vanity unit below. To the right of the landing there are three further bedrooms including master bedroom which enjoys a large bank of fitted wardrobes with hidden vanity unit, hanging space and shelving within. The second bedroom is a double room to the rear of the property and the third a single and currently used as a home office. The family bathroom comprises a modern white suite including a bath, WC and wash hand basin with vanity unit below.

The rear garden is attractively landscaped and is enclosed within timber fencing and mature hedging, affording a high degree of privacy. There is a lawned area, spacious patio with low brick walling, timber garden shed, rockery and gate to the side. The front garden is equally well presented with low brick walling and hedge boundaries, lawned area and mature shrub and plant borders. A paved driveway provides off street parking for two vehicles and leads to a single garage with electric door, power and light.





LOCATION

Situated within the popular market town of Northallerton, within walking distance of all the facilities and amenities the town has to offer. The property is well placed for primary and secondary schooling. The thriving market town has a twice weekly market which has been running since it was chartered in 1200. The bustling High Street is home to many independent businesses from delicatessens, greengrocers and department stores with larger chains also available. There are ample facilities to make use of including sports clubs, restaurants, pubs, bowling alley and cinema.

Ideally situated between The Yorkshire Dales National Park and The North York Moors National Park, Northallerton is also conveniently located for commuters who can make use of the excellent road and rail networks giving convenient access to Darlington, Newcastle, York, Leeds and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits.

Charges

North Yorkshire Council Tax Band C.

Tenure

The property is Freehold.

Viewings

By appointment only. Please contact the Agent.

Services

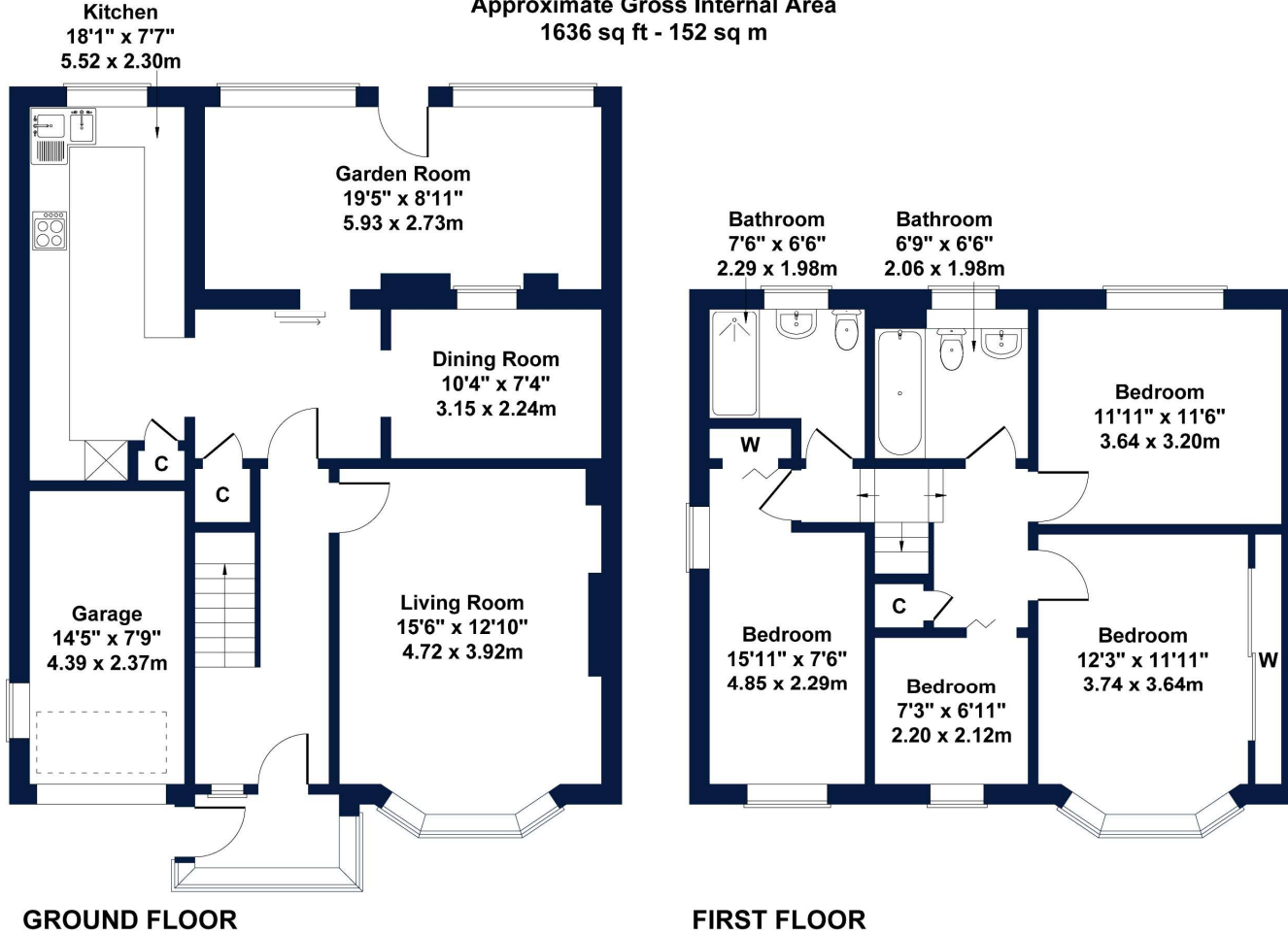
Mains electricity, water drainage are connected. Gas-fired central heating.

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.

123a Northallerton Road, Northallerton, DL6 2PY

Approximate Gross Internal Area
1636 sq ft - 152 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.

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