No 1, Three Horseshoes, Brompton, Northallerton DL6 2ST

Offers in excess
£107,990



- A spacious three bedroomed, end of terrace property
- In a sought after village location
- with original features. Grade II Listed
- Ideal investment opportunity, First time buyer or holiday let
- No onward chain
- Close to local amenities







No 1, Three Horseshoes, Brompton, Northallerton DL6 2ST

- **Excellent opportunity for Investors, first time buyers or holiday lets.**
- Offered with no onward chain.
- Situated within the highly sought-after village location of Brompton.
- The property enjoys convenient access to local amenities and is ideally positioned for Northallerton and surrounding areas with great transport routes.
- 2.6 miles from Northallerton Train Station giving you direct links to places such as York, Leeds, Newcastle, Durham and London.
- Three generously sized bedrooms.
- One family bathroom.

DREW & CO
THE RURAL PROFESSIONALS

Bullamoor Farm, Bullamoor, Northallerton, North Yorkshire, DL6 3QP

Tel: 01609 633056 info@drew-co.co.uk **drew-co.co.uk**

Introduction
A spacious three-bedroom end-terrace family home offering generous accommodation throughout. Formerly a public house, the property retains a wealth of character and period features, combining traditional charm with practical family living. Offering excellent potential, it represents an ideal opportunity for first-time buyers, families or investors seeking a well-proportioned home in a popular residential location.

Situation
Situated within the well-established village of Brompton, the property enjoys convenient access to a range of local amenities, schools and everyday services.

Northallerton town centre is approximately 2 miles away and offers an excellent selection of independent shops, supermarkets, cafés, restaurants and leisure facilities. Northallerton railway station (approximately 2.6 miles) provides regular direct services to York, Leeds and London King's Cross, making the property well placed for commuters.

The A19 and A1(M) are also within easy reach, offering excellent road connections throughout Yorkshire and the North East.

Description
A well-presented, generously proportioned three-bedroom home arranged over two floors and benefitting from gas-fired central heating throughout.

The accommodation comprises a spacious living room, fitted kitchen, ground floor WC and a useful cellar providing valuable storage space. To the first floor are three well-sized bedrooms together with a family bathroom.

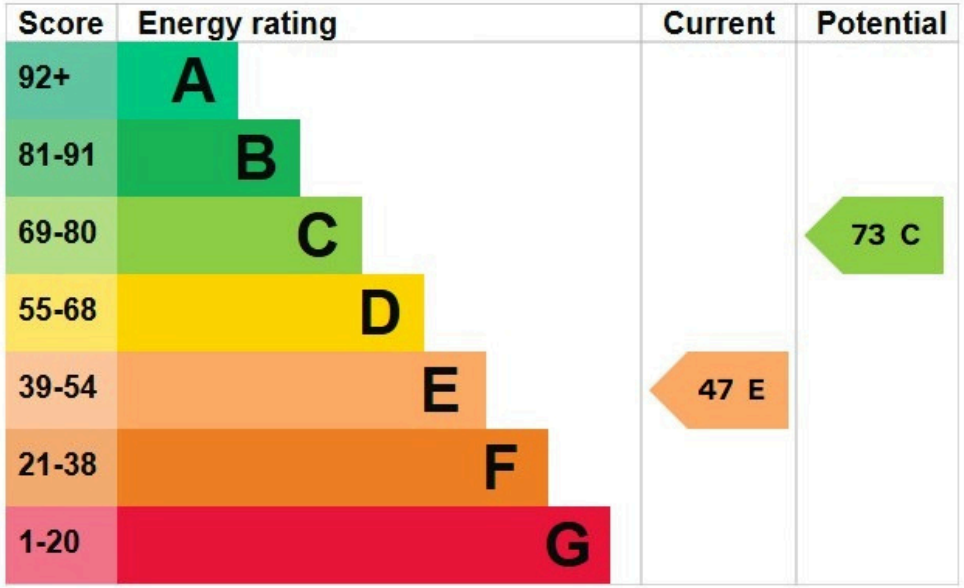
Externally, the property benefits from a shared rear courtyard and on-street parking nearby. Offering spacious accommodation with character features, the property is well suited to a wide range of purchasers including first-time buyers, families and buy-to-let investors.

Anti Money Laundering
Any successful purchaser will have to provide photo ID and proof of address to satisfy anti money laundering regulations. Proof of funds will also be required before any sale proceeds.

Council Tax Band C



EPC - E



THE LIVING SPACE COMPRISES:

ENTRANCE HALL: 0.90M X 3.24M

KITCHEN: 2.31M X 3.39M
Kitchen with a tiled floor, fitted range of base and wall units, stainless steel sink, extractor fan and cooker point.

LIVING ROOM: 5.93M X 3.99M
A generously sized, carpeted living room with a bay window to the front and sash window to the side. Lots of character with exposed wood on the walls and beams in ceiling. Feature brick fireplace with built in storage to the side. Radiator and TV point.

HALLWAY: 4.55M X 1.09M:
Door to shelved storage cupboard, door to cellar, stairs to first floor, second set of stairs to rear entrance, WC & Cupboard.

OFF THE HALLWAY:

STORAGE CUPBOARD: 1.19M X 1.42M

STAIRS DOWN TO CELLAR:
Down stairs to a cellar area, twin doors to one end. Suitable for a host of uses including storage.

STEPS UP TO:

DOWNSTAIRS W/C: 2.49M X 1.92M
Tiled Floor. WC. Washbasin with tiled splashback.

CUPBOARD: 1.09 X 2.06M
Plumbed to house washing machine

STAIRS UP TO FIRST FLOOR LANDING
UPVC window and radiator on landing.

BATHROOM: 2.49M X 1.92M
White bathroom suite, comprising bath with thermostatically controlled over shower, tiled. Wash basin, WC, double radiator, extractor fan, UPVC window.

STAIRS TO TO MAIN LANDING:

BEDROOM 1: 3.11M X 4.16M
Spacious double bedroom with feature fireplace, sash window, radiator, TV point and fitted carpet.

BEDROOM 2: 5.38 X 2.88
Spacious double bedroom with feature chimney breast recess, sash window, radiator, tv point, loft hatch and fitted carpet.

BEDROOM 3: 3.07 X 5.39
With built in cupboard housing the combi boiler, radiator, sash window, and fitted carpets.

OUTSIDE
There is a shared yard at the rear of the property, with patio area.

OUTHOUSES
Within the yard are two external red brick outhouses which come with the property, ideal for storage.

TENURE
The property is freehold with vacant possession upon completion.

METHOD OF OFFERING
The Property is offered for sale initially by private treaty, we urge all interested parties to register their interest with us to can keep you updated as the sale progresses.

ALL EXPRESSIONS OF INTEREST SHOULD INITIALLY BE DIRECTED TO:

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1 The Three Horseshoes, Brompton

Approximate gross internal area
132 sq m - 1421 sq ft



BASEMENT GROUND FLOOR FIRST FLOOR

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 Vue3Sixty

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IMPORTANT NOTICE

These particulars are prepared in good faith for general guidance only and do not constitute an offer or contract, nor form part of one. Whilst care has been taken in their preparation, their accuracy cannot be guaranteed and all interested parties should rely on their own enquiries and professional verification.

All descriptions, measurements, areas, distances and other details are approximate and provided for guidance only. No warranty or representation is given by the vendor or the agent in respect of the property.

We have not carried out a structural survey or tested any services, systems, appliances, fixtures or fittings. Any reference to such items does not imply that they are in working order or fit for purpose.

Plans and photographs are for identification and illustrative purposes only and may not be to scale. Only those items specifically confirmed in writing as included will form part of the sale.

Any matters of particular importance should be confirmed with us in writing prior to proceeding.

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