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Church View

Brompton, Northallerton, DL6 2QX

**Offers in the region of £199,950**

House - Terraced  
2 Bedroom/s  
1 Bathroom/s



An attractive double fronted two bedroomed period cottage situated in a lovely location over looking St Thomas's Church to the front. The property benefits from gas fired central heating, Upvc double glazing and a number of period style features. The beautifully presented living accommodation includes a living room with log burner set in a period style range together with beamed ceilings, open plan kitchen / dining room enjoying a dual aspect, the kitchen area has a good range of units including a Rangemaster electric oven with gas hob, fridge and integrated dishwasher. There is also a study / office room with potential to create a useful utility area with door to the rear. To the first floor there are two bedrooms and a family bathroom. Externally to the rear there is a good sized low maintenance courtyard garden together with garden stores. No onward chain.







- Lovely double fronted two bedroomed mid terraced period cottage over looking the Church
- Living room with open fire set in a period style range and beamed ceiling
- Master bedroom with period style fire place
- Gas fired central heating and Upvc double glazing
- No onward chain
- Beautifully presented living accommodation with a number of period features
- Open plan kitchen / dining room with range master oven, dishwasher and fridge
- Modern fitted bathroom with shower over the bath
- Spacious rear courtyard garden with garden stores

#### GENERAL INFORMATION

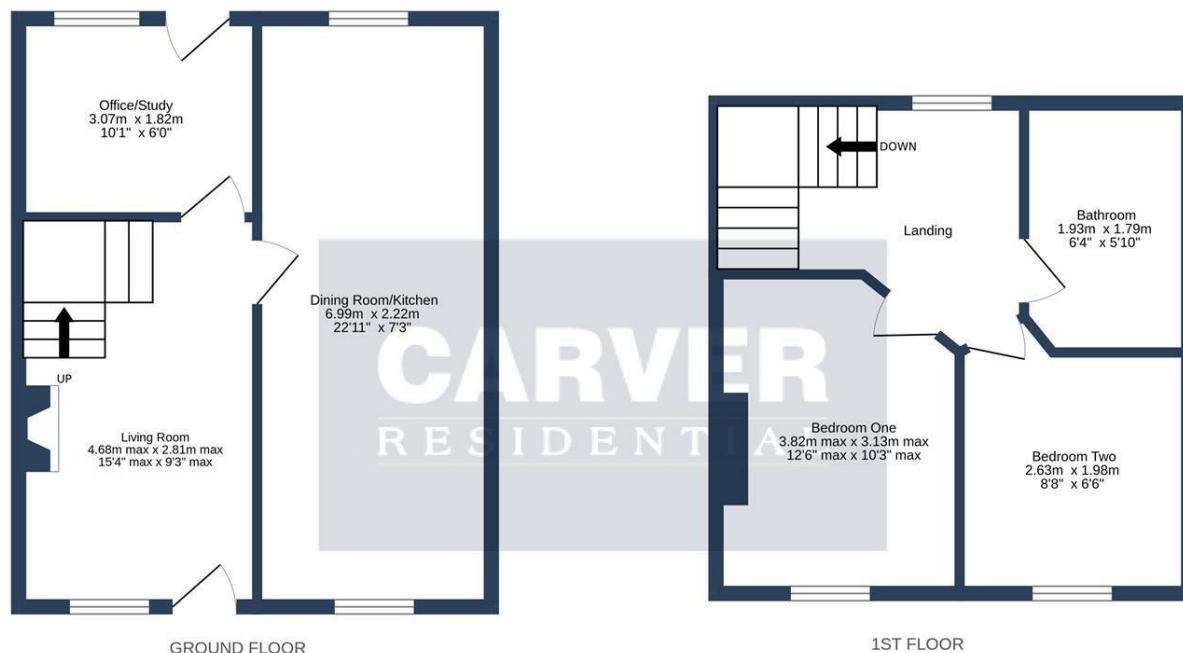
Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing.

Local Authority: North Yorkshire Band A

The property benefits from a right of way over the rear of no's 23 and 24 Church View. No 26 Has a pedestrian right of way over the rear of no 25.



CHURCH VIEW, BROMPTON, DL6 2QX.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>72</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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