





A pretty two bedroomed characterful period cottage situated in the village of Brompton with views of the church and village green. The cottage benefits from Upvc double glazing and gas fired central heating. The accommodation includes a lovely living room with open fire and bow window to the front. There is a kitchen / dining room with an open plan feel, fitted kitchen with integrated oven, hob and French doors opening to the rear. To the first floor there are two good sized bedrooms and a family bathroom. Externally to the rear the property opens onto a patio area belonging to a neighbour of which no 7 has a right of way providing access to a large 5.18 x 4.94 outbuilding / garden store. A further right of way provides access to the large garden area. There is no onward chain.







- Beautifully presented two bedroomed period terraced cottage
- Spacious living room with open fire
- Fitted kitchen with integrated oven and hob
- Gas fired central heating and Upvc double glazing
- Over looking the village green
- Large rear garden and outbuilding / work shop
- Kitchen with open plan feel to the dining area with French doors to the rear
- Modern bathroom with a white suite and shower above the bath
- On street parking
- Vacant possession No onward chain

#### GENERAL INFORMATION

Tenure: Freehold

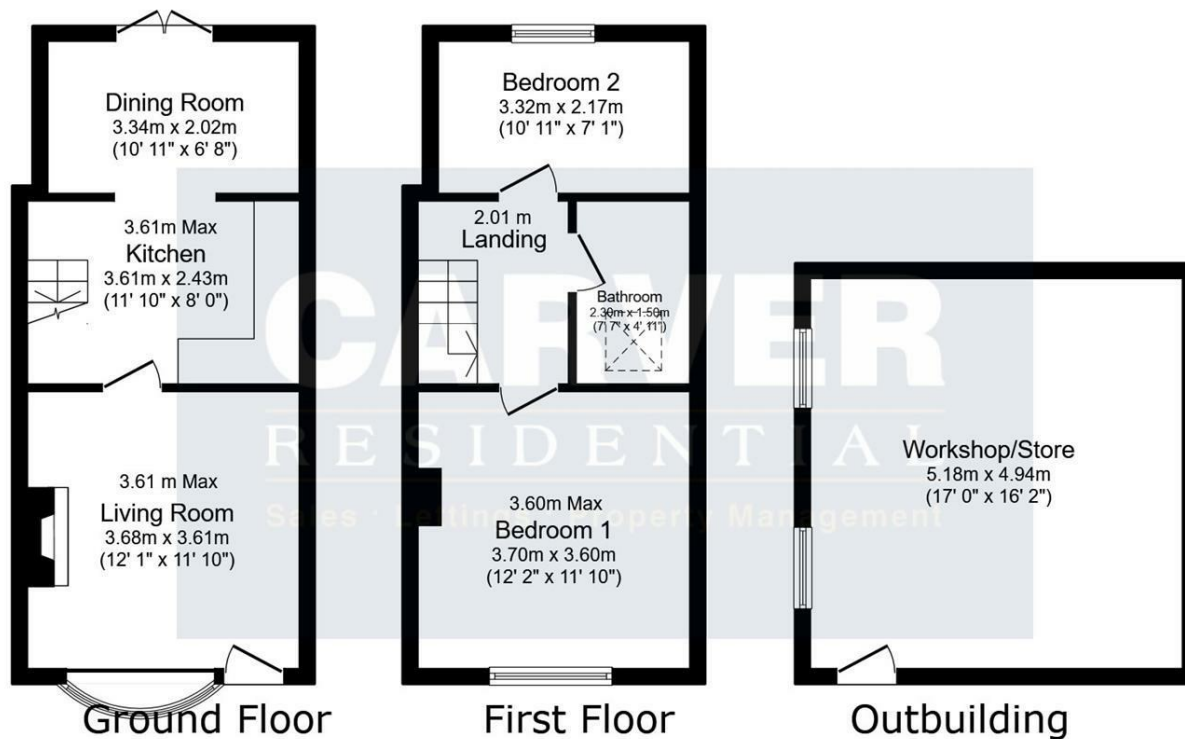
Services: Gas central heating, mains electric, water and drainage.

Double glazing.

Local Authority: North Yorkshire Band B

The owners of No 7 have full access rights of way over the side passage through to the rear courtyard area. They also have access through the first garden area to access their garden area. The neighbour at No 8 has a right to access their garden by going through No 7 garden.






Floor area 30.3 m<sup>2</sup> (326 sq.ft.) Floor area 29.5 m<sup>2</sup> (317 sq.ft.) Floor area 25.6 m<sup>2</sup> (275 sq.ft.)

TOTAL: 85.4 m<sup>2</sup> (919 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</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>62</b>	<b>62</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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