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Portland Road  
Brompton, Northallerton, DL6 2BQ  
**Asking price £245,000**

House - Semi-Detached  
3 Bedroom/s  
2 Bathroom/s

A well presented three bedroomed semi detached modern family home situated on the edge of town. The property benefits from gas fired central heating and Upvc double glazing. The accommodation includes a reception hall, open plan kitchen / dining room, spacious living room with French doors opening to the pleasant rear garden. There is also a cloak room / wc. To the first floor there are two good sized bedrooms, one with fitted wardrobes and the family bathroom is fitted with a white suite with shower over the bath. To the 2nd floor there is a master bedroom with fitted wardrobes and an en suite shower room. Externally to the front there is off street parking and to the rear a pleasant garden with lawn, patio and garden store.





- Modern three bedroomed semi detached family home
- Open plan kitchen / dining room
- Gas central heating and Upvc double glazing
- Rear garden
- Master bedroom with fitted wardrobes and en suite shower room
- Spacious living room with French doors to the rear garden
- Off street parking

**GENERAL INFORMATION**

Tenure: Freehold

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

Double glazing

Local Authority: North Yorkshire Band D

Remaining term of NHBC warranty from 2019.

Annual charge for communal areas



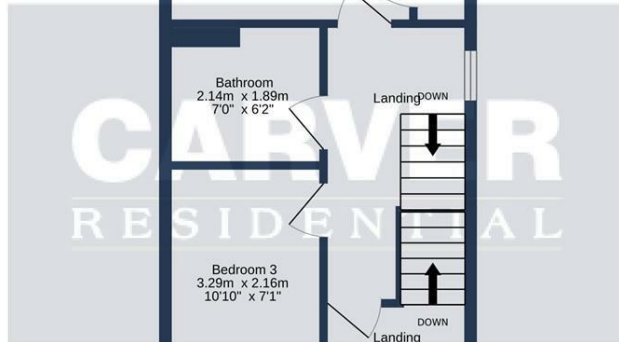
GROUND FLOOR



1ST FLOOR



2ND FLOOR



3 PORTLAND ROAD, NORTHALLERTON. DL6 2BQ.

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>95</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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MAB 6202



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