



28 BRIDGE ROAD

BROMPTON ON SWALE, NR RICHMOND, DL10 7HW

£285,000
FREEHOLD

A Well Presented Semi Detached Family House with Large Private South Facing Garden, Large Garage and Ample Parking within this popular and easily accessible village close to Richmond. Entrance Hall, Lounge/Dining Room, Kitchen/Breakfast Room, Garden Room, Side Hall, Study, Cloak Cupboard, WC, Utility Room, 3 Bedrooms, Bathroom/WC, Ample Off Street Parking, Large Private South Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER tbc.

NORMAN F. BROWN

Est. 1967

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• 3 BEDROOM • LARGE PRIVATE SOUTH
FACING GARDEN • LARGE GARAGE • AMPLE
PARKING • WELL PRESENTED • GAS
CENTRAL HEATING • UPVC DOUBLE
GLAZING • POPULAR VILLAGE • HANDY FOR
A1(M) AND RICHMOND



DESCRIPTION

A Well Presented Semi Detached Family House with Large Private South Facing Garden, Large Garage and Ample Parking within this popular and easily accessible village close to Richmond. Entrance Hall, Lounge/Dining Room, Kitchen/Breakfast Room, Garden Room, Side Hall, Study, Cloak Cupboard, WC, Utility Room, 3 Bedrooms, Bathroom/WC, Ample Off Street Parking, Driveway, Large Private South Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER tbc.

ENTRANCE HALL

Oak Karndene floor, radiator, electric meter cupboard, stairs to first floor. Double glazed window to front with vertical blinds. Part glazed oak doors to Lounge and Kitchen. Composite entrance door to front.

LOUNGE/DINING ROOM

Coving, wood burning stove with oak mantle, 2 radiators. Double glazed window to front with vertical blinds. Double glazed sliding doors with Garden Room with vertical blinds. Part glazed oak door to Entrance Hall.

GARDEN ROOM

Radiator, ceiling LED spotlights, double glazed windows with fitted blinds. Double glazed double doors to Rear Garden. Internal double glazed window to kitchen. Double glazed sliding doors to Lounge.

KITCHEN/BREAKFAST ROOM

Tiled surrounds, one and a half bowl sink unit with mixer tap, laminate work tops, fitted cupboards and drawers, fitted breakfast bar. electric cooker space with stainless steel/glass extractor hood over, dishwasher space, fridge/freezer space, radiator, oak Karndene floor. Double glazed windows to rear. Part glazed oak doors to Entrance Hall and Inner Hall.

SIDE HALL

External composite double glazed door to the side. Doors to Utility Room, Study, WC, Cloak Cupboard and Kitchen.

STUDY

Laminate work tops. Double glazed window to front. Door to Side Hall.

WC

Coving, wc. Double glazed window to front. Door to Side Hall.

UTILITY ROOM

Laminate work top, fitted cupboards, washing machine space, tumble dryer space, radiator, ceramic tiled floor, ceiling LED spotlights. Composite stable door to Rear Garden. Part glazed oak door to Side Hall.

CLOAK CUPBOARD

Fitted shelving, ceramic tiled floor, coat hooks. Door to Side Hall.

LANDING

Large drop down hatch to boarded loft space with light and pull down ladder. Double glazed window to side with vertical blinds. Doors to Bedrooms and Bathroom/WC.

BEDROOM 1

Coving, built in wardrobe, radiator. Double glazed window to rear with venetian blinds. Door to Landing.

BEDROOM 2

Coving, radiator. Double glazed window to front with vertical blinds. Door to Landing.

BEDROOM 3

Coving, built in wardrobe, radiator. Double glazed window to front with vertical blinds. Door to Landing.

BATHROOM/WC

Fully tiled walls, pedestal wash hand basin, panelled bath with electric MIRA shower over and curtain and rail, extractor fan, wc, radiator/towel rail, airing cupboard containing wall mounted WORCESTER gas fired combi boiler. Double glazed window to rear with roller blind. Door to Landing.

OUTSIDE

To the Front and Side

Tarmacadam driveway providing ample parking, light, gas meter box.

Large Garage

Lights and power sockets, metal personnel door, up and over door.

Large Private South Facing Garden

Lawn, flower beds, paved patios, timber garden shed, greenhouse, raised vegetable beds, security light, cold water tap, timber gate to driveway.

SERVICES

Mains electricity, gas, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 18898.

Local Authority - North Yorkshire Council – Tel: 0300 1312131
www.northyorks.gov.uk

Broadband and Mobile Phone Coverage – please check using this
website
<https://checker.ofcom.org.uk>

Property Reference – 18827526

Particulars Prepared – July 2026.

IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.
- ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.
- iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.
- iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

FREE IMPARTIAL MORTGAGE ADVICE

CALL TODAY TO ARRANGE YOUR APPOINTMENT

Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written quotation available upon request.

AML POLICY

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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ADDITIONAL INFORMATION

Local Authority – North Yorkshire Council

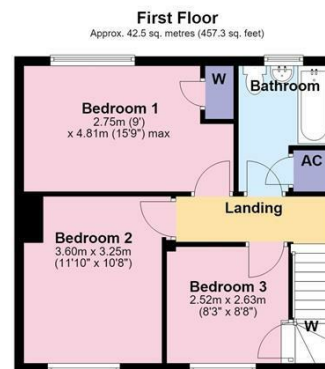
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1510.00 sq ft

Tenure – Freehold





Total area: approx. 140.4 sq. metres (1510.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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NORMAN F.BROWN

Est. 1967