



## 4 WELLINGTON WAY

BROMPTON ON SWALE, DL10 7TS

**£265,000**  
**FREEHOLD**

A Spacious Modern Detached Family House within a popular and convenient location close to Richmond and the A1(M). Entrance Hall, Lounge/Dining Room, Conservatory, Inner Hall, Kitchen, Cloakroom/WC, 3 Double Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Integral Garage, Double Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band D. EER D68.

**NORMAN F. BROWN**

Est. 1967



# 4 WELLINGTON WAY

• MODERN • DETACHED • 3 DOUBLE  
BEDROOMS • EN-  
SUITE • CONSERVATORY • GAS CENTRAL  
HEATING • UPVC DOUBLE GLAZING



## DESCRIPTION

A Spacious Modern Detached Family House within a popular and convenient location close to Richmond and the A1(M). Entrance Hall, Lounge/Dining Room, Conservatory, Inner Hall, Kitchen, Cloakroom/WC, 3 Double Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Integral Garage, Double Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band D. EER D68.

## ENTRANCE HALL

Coving, radiator. Double glazed window to side with venetian blind. Doors to Lounge/Dining Room and Garage. Composite external door with double glazed panes to front.

## LOUNGE/DINING ROOM

Coving, tv point, telephone point, 2 radiators. Double glazed windows to front and side. Doors to Entrance Hall and Inner Hall. Double glazed sliding doors to Conservatory.

## CONSERVATORY

Radiator, fitted ceiling blinds. Double glazed sliding doors to Lounge/Dining Room. Double glazed double doors to Rear Garden with fitted blinds. Double glazed windows with fitted blinds.

## INNER HALL

Wood effect laminate floor. Doors to Kitchen, Lounge/Dining Room and WC. Stairs to First Floor.

## KITCHEN

Tiled surrounds, one and a half bowl sink unit, laminate work surfaces, wood effect cupboards and drawers, built in electric oven and four ring ceramic induction hob, cooker hood over, built in fridge, plumbing for washing machine, built in dishwasher, ceiling halogens, wood effect laminate floor, radiator. Double glazed windows to rear with venetian blinds. Door to Inner Hall. Double glazed external door to side.

## CLOAKROOM/WC

Fully tiled walls, wash hand basin in vanity unit with cupboard below, wc, heated towel ladder, extractor fan, wood effect laminate floor. Door to Inner Hall.

## GARAGE

Power connected, wall mounted gas fired boiler, up and over door to front. Door to Entrance Hall.

## LANDING

Storage cupboard, airing cupboard with insulated hot water cylinder, access to part boarded loft with drop down hatch, pull down ladder and light. Double glazed window to stairwell with venetian blind. Doors to Bedrooms and Family Bathroom/WC.

## BEDROOM 1

built in wardrobes with sliding doors, Radiator. Double glazed windows to rear. Doors to En-Suite and Landing.

## EN-SUITE SHOWER ROOM/WC

Fully tiled walls, wash hand basin in vanity unit with fitted cupboards, shower cubicle rainfall shower head and separate head and hose with glass door, wc, heated towel ladder, ceiling halogens, extractor fan. Double glazed window to side. Door to Landing.

## BEDROOM 2

Radiator. Double glazed window to front with venetian blind. Door to Landing.

## BEDROOM 3

Radiator. Double glazed window to front with venetian blind. Door to Landing.

## FAMILY BATHROOM/WC

Fully tiled walls, wash hand basin in vanity unit with fitted cupboards, panelled shower bath with rainfall shower head and head and hose and curved screen, extractor fan, wc, heated towel ladder, ceiling halogens. Double glazed window to rear. Door to Landing.

## OUTSIDE

Front Garden  
Double tarmacadam driveway, lawn.

To the side  
Passage with gate leading to:

West Facing Rear Garden  
Paved patio, artificial grass.

## SERVICES

Mains electricity, gas, water and drainage.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 256132.

Local Authority - North Yorkshire Council – Tel: 0300 1312131  
[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

Broadband and Mobile Phone Coverage – please check using this website

<https://checker.ofcom.org.uk>

Property Reference – 18693032

Particulars Prepared – February 2025.

#### 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

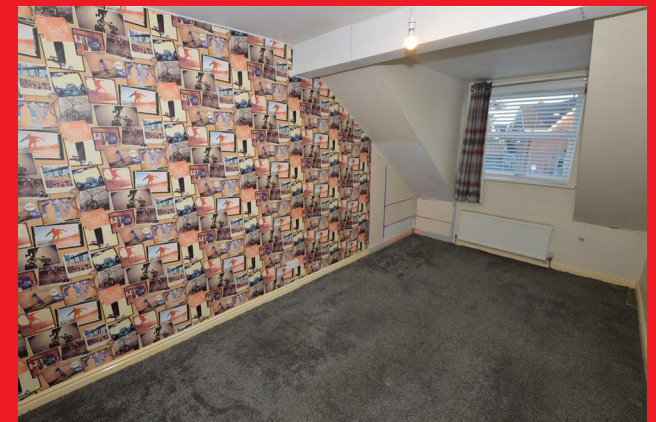
AML Policy (When an offer is accepted):

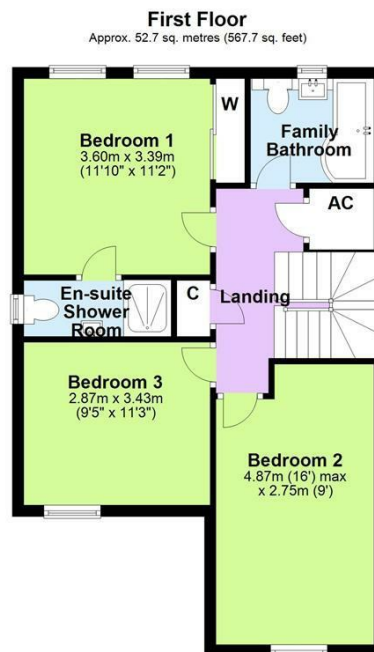
In accordance with The Money Laundering Regulations 2017, we are required by law to:

- 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.

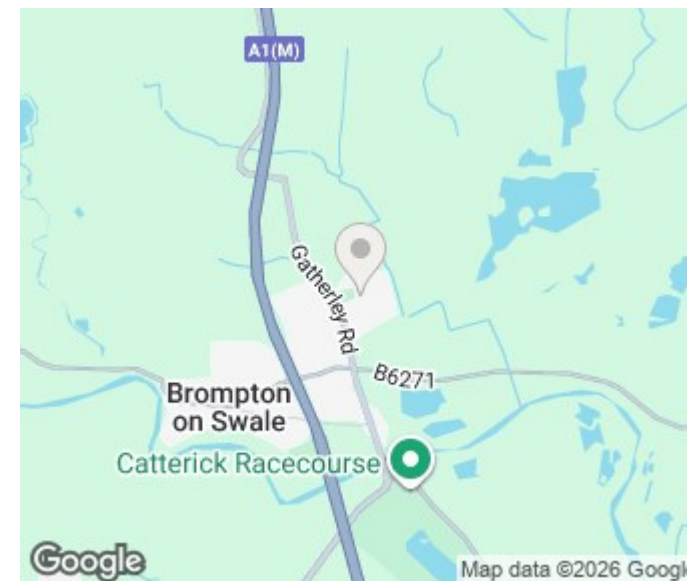
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

## 4 WELLINGTON WAY





Total area: approx. 119.5 sq. metres (1286.7 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</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>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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