



7 PEMBURY MEWS BROMPTON ON SWALE, NR RICHMOND, DL10 7SG

**£249,950
FREEHOLD**

A Well Presented Modern Detached Family House within a pleasant cul-de-sac setting in this conveniently located village close to Richmond and the A1(M). Entrance Hall, Lounge/Dining Room, Kitchen/Breakfast Room, Utility Room, Cloakroom/WC, 3 Bedrooms, Bathroom/WC, Integral Store Room, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER C73. NO ONWARD CHAIN.

NORMAN F.BROWN

Est. 1967

7 PEMBURY MEWS

- 3 BEDROOMS • MODERN • EXTENDED
- KITCHEN • PRIVATE REAR GARDEN • CUL-
- DE-SAC POSITION • GAS CENTRAL
- HEATING • UPVC DOUBLE GLAZING • NO
- ONWARD CHAIN



DESCRIPTION

A Well Presented Modern Detached Family House within a pleasant cul-de-sac setting in this conveniently located village close to Richmond and the A1(M). Entrance Hall, Lounge/Dining Room, Kitchen/Breakfast Room, Utility Room, Cloakroom/WC, 3 Bedrooms, Bathroom/WC, Integral Store Room, Driveway, Front and Rear Gardens, Gas Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER C73. NO ONWARD CHAIN.

ENTRANCE HALL

Coving, half pine panelled walls, stairs to first floor, radiator. Door to Lounge. Composite external door with double glazed panes to front.

LOUNGE

Coving, cast iron stove with stone hearth and oak mantle, oak floor, tv point, radiator. Double glazed window to front with venetian blind. Door to Entrance Hall. Archway to Dining Room.

DINING ROOM

Oak floor, radiator. Double glazed double doors to Rear Garden. Door to Kitchen/Breakfast Room. Archway to Lounge.

KITCHEN/BREAKFAST ROOM

Tiled surrounds, stainless steel one and a half bowl sink unit with directional spray mixer tap, oak effect laminate work surfaces, white gloss cupboards and drawers, built in electric oven, glass splashback and four ring ceramic induction hob, black glass cooker hood over, built in dishwasher, ceiling spotlights, understairs cupboard, 2 radiators. Double glazed window to rear. Doors to Dining Room and Utility Room. Double glazed double doors to Rear Garden.

UTILITY ROOM

Stainless steel sink unit with directional spray mixer tap, laminate work top, white matt cupboard with chrome handle, plumbing for washing machine, extractor fan, radiator, drop down hatch to loft containing the gas fired combi boiler (installed in 2020). Doorway to Kitchen. Doors to WC and Store Room.

WC

Wash hand basin in vanity unit with cupboard below, wc, extractor fan, ceiling LED spotlight. Door to Utility Room.

STORE ROOM

Light, roller shutter door to front, fuse board. Door to Utility Room.

LANDING

Coving, storage cupboard, loft hatch. Double glazed window to side. Doors to Bedrooms and Bathroom/WC.

BEDROOM 1

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

BEDROOM 2

Coving, radiator. Double glazed window to front with venetian blind. Door to Landing.

BEDROOM 3

Coving, stepped plinth over the stairwell, radiator. Double glazed window to front with venetian blind. Door to Landing.

BATHROOM/WC

Tiled surrounds, pedestal wash hand basin, panelled bath with rainfall shower head and head and hose and glass screen, extractor fan, wc, chrome heated towel ladder. Double glazed window to rear. Door to Landing.

OUTSIDE

Front Garden

Open fronted porch with tiled floor and light, block paved driveway, lawn, flower bed, gas and electric meter boxes.

To the side path with gate leading to the:

Private Rear Garden

comprising artificial grass, large timber decked area, cold water tap.

SERVICES

Mains electricity, gas, water and drainage.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 414877.

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 – 18736062

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

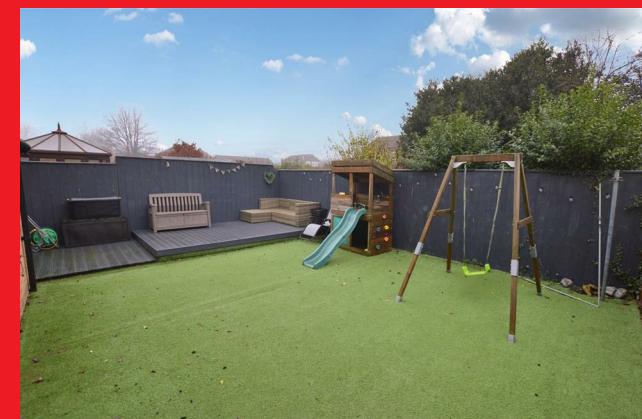
AML Policy (When an offer is accepted):

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.

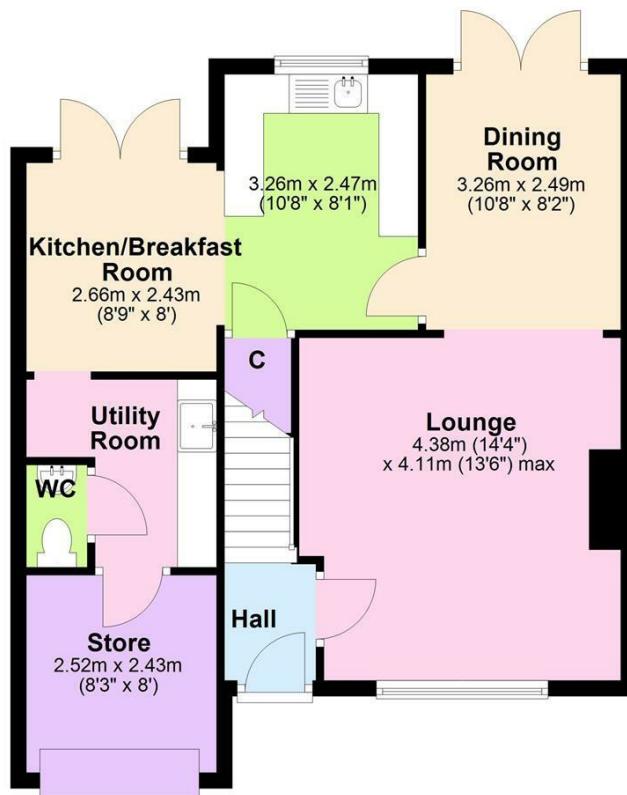
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

7 PEMBURY MEWS



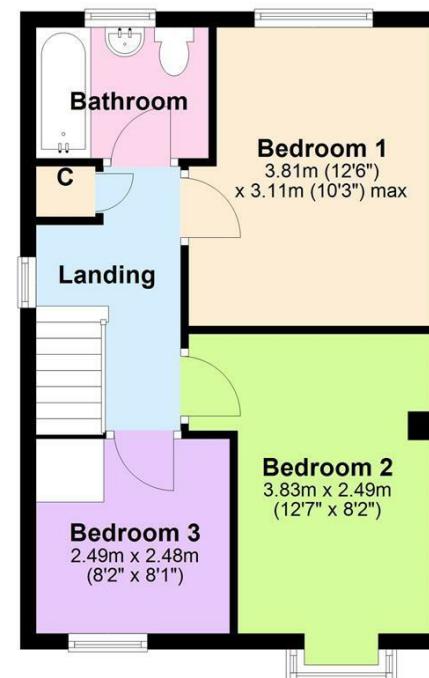
Ground Floor

Approx. 58.7 sq. metres (632.2 sq. feet)



First Floor

Approx. 39.4 sq. metres (423.6 sq. feet)



Total area: approx. 98.1 sq. metres (1055.8 sq. feet)



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	73	
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

Richmond Office Sales
14 Queens Road
Richmond
North Yorkshire
DL10 4AG

01748 822473
richmond@normanbrown.co.uk
www.normanbrown.co.uk

NORMAN F.BROWN

Est. 1967