



3 Bedrooms

James Winn is delighted to offer for sale this beautiful three-bedroom semi-detached home situated on De Bruce Road, Brompton.

This well-presented property provides spacious and well-proportioned accommodation throughout, ideal for first-time buyers, young families or those seeking a comfortable home within a popular residential area.

De Bruce Road

Brompton,
Northallerton,
DL62QE

Asking Price:

£215,000

EPC Rating: TBC



SITUATION:

12 De Bruce Road is pleasantly situated within a well-established and sought-after residential area of Northallerton. The property lies within comfortable walking distance of Northallerton town centre, offering a wide range of amenities including independent shops, supermarkets, cafés, restaurants and leisure facilities. Well regarded primary and secondary schooling are close at hand, along with Northallerton railway station providing direct links to York, Darlington and London King's Cross. Excellent road connections are available via the A19 and A1(M), making the property ideal for commuters travelling throughout North Yorkshire and the wider region.

DIRECTIONS:

From Northallerton town centre, proceed south along the High Street and continue onto South Parade. At the roundabout, take the appropriate exit signposted for the residential areas to the south of the town. Continue along this route and turn onto De Bruce Road. Follow the road ahead where number 12 will be found on the right-hand side.



For additional information and full photo gallery please visit www.jameswinn.co.uk



THE ACCOMMODATION COMPRISES

Entrance Hall:

2.10 x 1.56

Composite entrance door, Double-glazed windows to one side, wood effect flooring, Radiator.

Living Room:

4.45 x 3.52

Double-glazed window, Carpet, Radiator.

Dining Room:

2.57 x 2.56

Double-Glazed door leading to rear garden, open archway leading to kitchen, wood effect flooring, radiator.



Kitchen:

2.60 x 2.51

Double-Glazed window, range of light wood wall and base units, contrasting dark roll-top work surface with tiled splashbacks, integrated electric oven with four-ring gas hob, extractor hood, space for freestanding fridge/freezer, Part glazed door providing direct access to the utility room and garage, wood effect flooring.

Utility Room:

Space for tumble dryer, washing machine.

First Floor

Landing:

Double-Glazed window, storage cupboard, carpet



Bedroom 1:

3.68 x 3.10

Double-Glazed window, radiator, carpet

Bedroom 2:

2.98 x 3.14

Double-Glazed window, radiator, carpet

Bedroom 3:

2.19 x 2.46

Double-Glazed window, radiator, carpet

Bathroom:

2.47 x 1.64

Double-Glazed window, Three-piece white suite comprising panelled bath, pedestal wash hand basin, low level WC, fully tiled walls, wood effect flooring, radiator.



External

Front:

Lawned front garden, driveway providing off-street parking, integral garage, mature hedge boundary,

Rear:

Generous enclosed rear garden, predominantly laid to lawn, paved patio area, external access door to utility room/garage.

Tenure - Freehold

Viewing - By appointment through James Winn

Viewing is Strictly By Appointment Only.

MORTGAGE & FINANCIAL ADVICE:

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor based. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it).Minimum age 18.

CLAUSES:

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold, but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and James Winn Ltd accepts no liability for their accuracy.

MATERIAL INFORMATION:

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains provided gas, electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: Yes

PARKING ARRANGEMENTS: Off road parking.

BROADBAND SPEED:

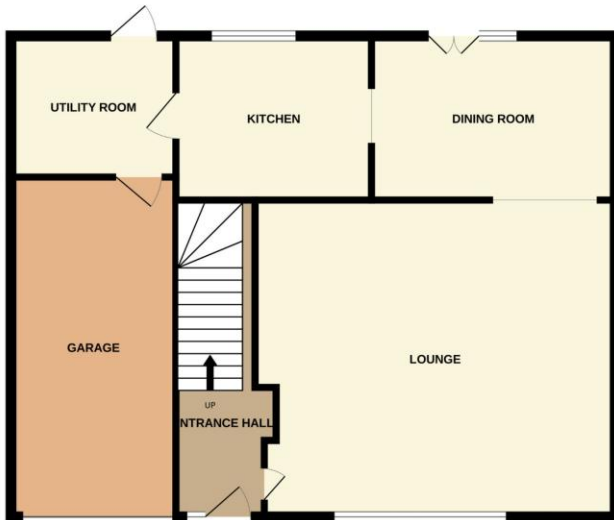
The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: N/A

MOBILE PHONE SIGNAL: No known issues.

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

GROUND FLOOR



1ST FLOOR



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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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract