James Winn Estate Agents



2 Bedrooms

Auction Property – Guide Price £120,000

James Winn are pleased to offer for sale this well-presented two-bedroom terraced property, situated on Brompton Park in the popular village of Brompton-on-Swale. The property offers convenient access to Richmond, local amenities, and excellent transport links via the A1(M).

The accommodation briefly comprises an entrance porch, spacious living room with open-plan staircase, modern fitted kitchen, two good-sized double bedrooms, and a contemporary well-appointed bathroom. The property benefits from double glazing, gas central heating, and a low-maintenance enclosed rear garden with a large, covered decking area, ideal for outdoor entertaining.

Guide Price:

£120,000

EPC Rating: D

Brompton Park

Brompton On Swale, North Yorkshire, DL107JR

| victoria.quarton@jameswinn.co.uk | **www.jameswinn.co.uk**
231 High Street, Northallerton, North Yorkshire, DL7 8LU



AUCTION:
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

LOCATION:
Brompton Park, Brompton-on-Swale, Richmond, North Yorkshire, DL10 7JR
This property is in the village of Brompton-on-Swale, just east of Richmond, North Yorkshire, with convenient access to the A1(M), making it well placed for commuting to Darlington, Northallerton, and Teesside.
Brompton-on-Swale is a well-served village on the outskirts of Richmond. Local amenities include a village shop with Post Office, a primary school, a pub, and regular bus services, all within walking distance. Richmond town centre is around 3 miles away, offering supermarkets, independent shops, cafés, restaurants, healthcare services, and leisure facilities.





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









DIRECTIONS:
From Richmond Market Place, head east on A6136 Bridge Street, crossing the River Swale. Continue straight towards Brompton-on-Swale, then at the roundabout take the exit onto Station Road/B6271. Turn right into Brompton Park, where the property is located within the residential development. The journey is approximately 3 miles and takes around 7–10 minutes by car, depending on traffic.

THE ACCOMMODATION COMPRISES

Entrance porch: **1.39 x 0.95**
Composite entrance door and glazed door to living room, carpet.

Living Room: **4.44 x 3.66**
Double-glazed window to the front aspect, open-plan staircase to the first floor, door leading to the kitchen, and fitted carpet.

Kitchen: **2.68 x 3.66**
Double-glazed window and door to the rear garden. Fitted with a full range of base and wall units incorporating an electric oven, gas hob with chrome chimney-style extractor over and glass splashback. Boiler housed within a wall unit, understairs storage cupboard, space and plumbing for a washing machine, and space for a freestanding fridge/freezer. Tall designer radiator and laminate flooring.

First Floor

Landing: **2.45 x 0.82**
Loft entrance, carpet.

Bedroom 1: **3.66 x 3.15**
Double-glazed window to the front aspect, radiator, carpet.

Bedroom 2: **3.66 x 2.69**
Double-glazed window to the rear aspect, radiator, carpet.

Bathroom: **2.79 x 1.46**
Panelled bath with glazed shower screen and bar mixer shower over, pedestal wash hand basin set within a designer wall-hung vanity unit, low-level WC, part tiled and part panelled walls, extractor fan.

External

Front:
Lawn and path leading to the front of the property.

Rear:
Enclosed rear garden with a large, covered decking area, block-paved pathway, slate chippings and planted border areas, timber garden shed, and gated rear access.

VIEWING BY APPOINTMENT:
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 2 Cockpit Hill (continued) 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: Not Known

PARKING ARRANGEMENTS: 2 Allocated parking spaces

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

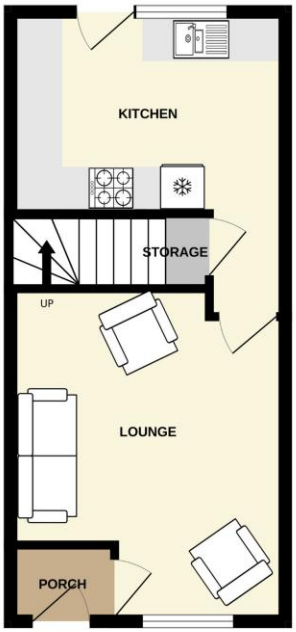
MOBILE PHONE SIGNAL: No known issues.

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.

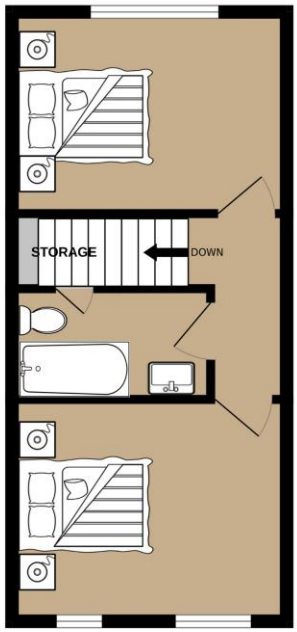
Tenure - Freehold

Viewing - By appointment through James Winn

GROUND FLOOR
320 sq.ft. (29.7 sq.m.) approx.

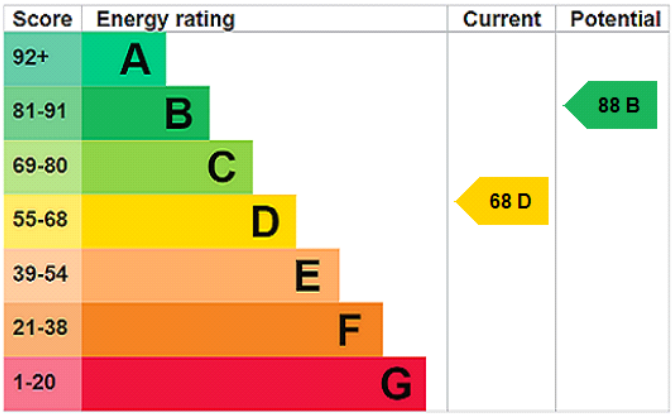


1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.4 sq.m.) approx.

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