



30 North End

Osmotherley, Northallerton, DL6 3BB

youngsRPS 

**30 North End
Osmotherley
Northallerton
DL6 3BB**

Guide Price: £210,000

A beautiful, characterful stone cottage located in the sought after village of Osmotherley. The property briefly comprises a living room, kitchen diner, two bedrooms and a shower room. Externally there is a private garden and off street parking space. A wonderful opportunity to purchase an idyllic cottage in the countryside.

- Characterful Cottage
- Sought after village location
- Two Bedrooms
- Private Garden
- Off Street Parking

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Northallerton 01609 773004





This characterful property is accessed down a secluded pedestrian pathway from North End. A UPVC entrance door leads into a cosy living room with stairs rising to the first floor, carpeted flooring, beamed ceiling, window to front and stove fireplace. There is a kitchen diner to the rear of the property with cream coloured wall and floor units, contrasting laminate worktops, electric oven, electric hob with extractor over and stainless steel sink and drainer. There is plumbing for a washing machine, two windows to rear and space for a small dining table and chairs. Upstairs there are two double bedrooms both benefiting from fitted wardrobes. The house shower room services both bedrooms and comprises a wash hand basin with vanity unit below, WC, corner shower cubicle, chrome towel radiator and lino flooring.

Across a pathway to the front of the property is a private garden which is laid mainly to lawn with mature shrubs borders and is enclosed in low stone walling and hedge boundaries. There is an outhouse/coal shed and off street parking for one vehicle.

LOCATION Osmotherley is one of the area's most sought after villages which is located within the North Yorkshire Moors National Park. It is within easy reach of the A19 trunk road & the mainline train station in nearby Northallerton. The village benefits from a village shop, café and public houses.

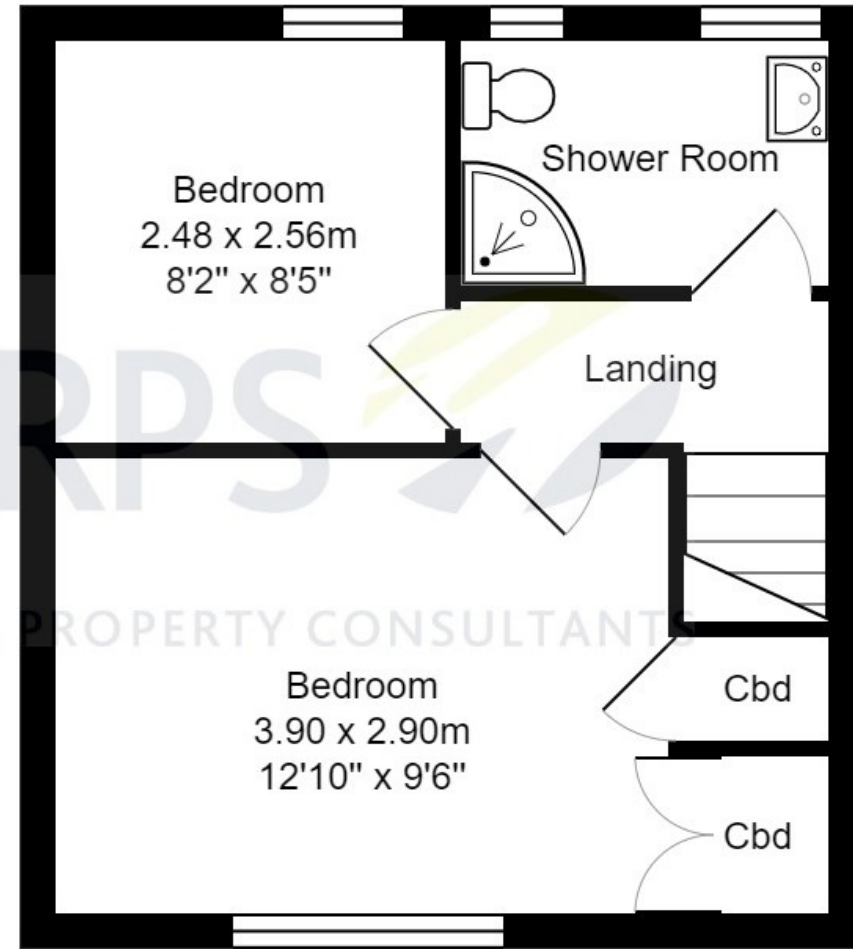
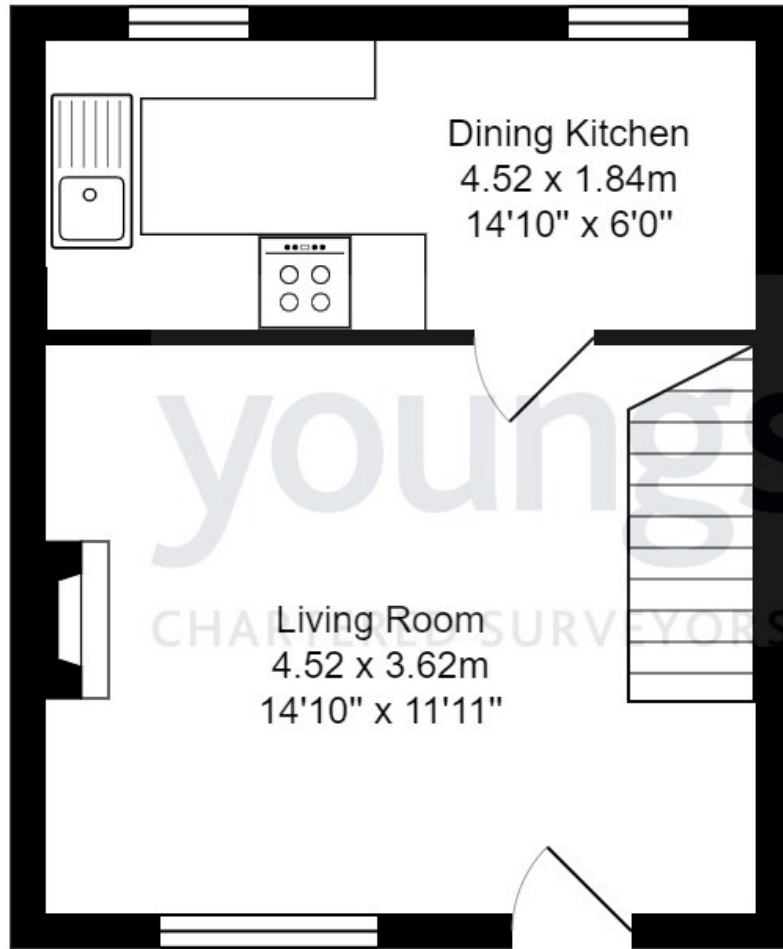
SERVICES Mains electricity, water and drainage are connected. Electric Storage Heating.

CHARGES North Yorkshire Council Tax Band C.

VIEWINGS Strictly by appointment with the Agents. Please call on 01609 773004.

AGENT'S NOTES Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 97 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 51 E | |
| 21-38 | F | | |
| 1-20 | G | | |



All measurements are approximate and for display purposes only.

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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NORTHALLERTON
General: 01609 773004
Land Agency: 01609 781234
northallerton@youngsrps.com

SEDGEFIELD
General: 01740 617377
Land Agency: 01740 622100
sedgefield@youngsrps.com

NEWCASTLE
General: 0191 261 0300
newcastle@youngsrps.com

HEXHAM
General: 01434 608980
Land Agency: 01434 609000
hexham@youngsrps.com

DUMFRIES
General: 01387 402277
dumfries@youngsrps.com