



## 2 Carlton Cottages

East Harlsey, Northallerton, DL6 2DD

youngsRPS 

**Carlton Cottages**  
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**East Harlsey**  
**Northallerton**  
**DL6 2DD**

**Guide Price: £225,000**

A beautiful, characterful cottage located in the sought after village of East Harlsey. The property briefly comprises a living room, dining room, kitchen diner, two bedrooms and a bathroom. Externally there is a large rear garden and detached single garage. A wonderful opportunity to purchase an idyllic cottage in the countryside.

- Characterful Cottage
- Located in sought after village of East Harlsey
- Two bedrooms
- Large gardens
- Detached single garage



Northallerton 01609 773004





This characterful cottage is accessed by a UPVC door into entrance hallway with carpeted flooring, window to front and door into the first of two reception rooms. The living room has a stone fireplace, beamed ceilings and electric fire. A door leads into the dining room with window to side, stairs to the first floor and door to the kitchen diner. The kitchen diner comprises white wall and floor units, laminate worktops, tiled splashback and stainless steel sink and drainer. There is space for a washing machine, electric cooker, dishwasher, tall fridge freezer and ample room for a breakfast table and chairs. The oil central heating boiler is also located in this room. A UPVC door accesses the rear garden.

To the first floor there are two generously proportioned double bedrooms, both with fitted wardrobes and neutral decoration. The house bathroom comprises bath with shower over, WC and wash hand basin with storage cupboards below.

The front garden comprises mature trees and shrubs, enclosed in iron and stone wall fencing. A stone path leading to the front door and down the side of the property.

The rear garden is large and currently sectioned into two areas. There is a sizable patio area, accessed off the kitchen diner,

timber shed and steps leading up to a raised lawn area with shrub borders and oil tank. A timber gate leads into the rear section of the garden which is laid mainly to lawn, enclosed in timber fencing. The rear garden is accessed via a road to the right of the property and gives access to a detached, timber single garage with electric power and light.

There is potential to extend this property, subject to relevant planning permissions.

**LOCATION** East Harlsey is a small, picturesque and vibrant village situated close to the North York Moors, Yorkshire Dales, the Hambleton Hills and the Vale of York. The village is 7 miles from the market town of Northallerton and boasts a church, village hall and cricket club.

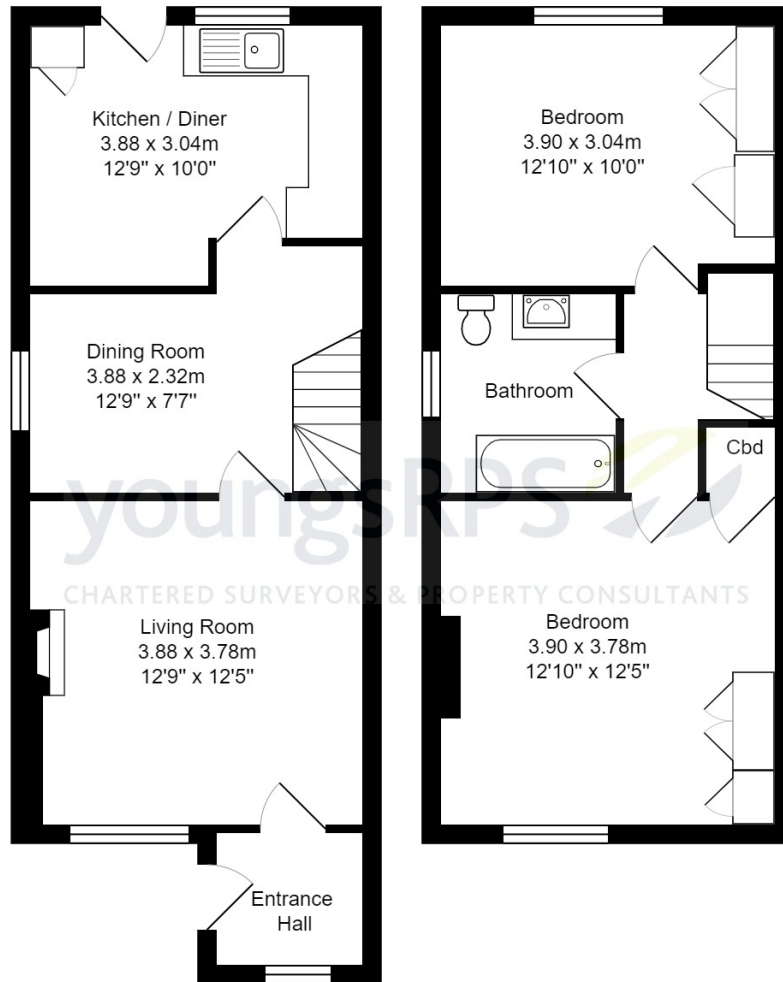
**SERVICES** Mains water, drainage & electric. Oil fired central heating.

**CHARGES** North Yorkshire Council Tax Band C.

**VIEWINGS** By appointment with the Agents. Please call 01609 773004.

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





All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

**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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