



11A, BACK LANE, OSMOTHERLEY
NORTHALLERTON, NORTH YORKSHIRE, DL6 3BJ



11A, BACK LANE

Osmotherley, Northallerton, North Yorkshire, DL6 3BJ

A beautiful, characterful stone cottage located in the sought after village of Osmotherley. The property has been recently renovated by the current owner and briefly comprises a living room, kitchen diner, downstairs shower room and two bedrooms. Externally there is a lawned rear garden, gravelled area and OFF STREET PARKING SPACE. A wonderful opportunity to purchase an idyllic cottage in the countryside.

- Newly Renovated
- Two bedrooms
- Off Street Parking Space
- Located in sought after village of Osmotherley
- Characterful Cottage
- Rear garden
- Recently refurbished double glazing

GET IN TOUCH

youngsRPS, 80-81 High Street, Northallerton, DL7 8EG

01609 773004

northallerton@youngsrps.com





DESCRIPTION

A beautifully presented and newly renovated characterful cottage located in the sought after village of Osmotherley. The property is accessed via a wooden door into a living room with stairs rising to the first floor. The kitchen is located to the rear of the property and boasts grey coloured wall and floor units, laminate worktops, electric oven, electric hob, plumbing for a washing machine and space for a tall fridge freezer. A door from the kitchen accesses the newly installed downstairs shower room with enclosure, WC and pedestal wash hand basin.

Upstairs there are two well-proportioned bedrooms, one of which is a double and the other a single.

Externally there is a paved path leading to the rear garden which is laid to lawn with hedge boundary. The property additionally enjoys a gravelled area down the side of the property and small outbuilding overlooking the rear garden. Additionally, there is an off street parking space. Neighbouring properties share a right of way down the path adjacent to the garden.

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.

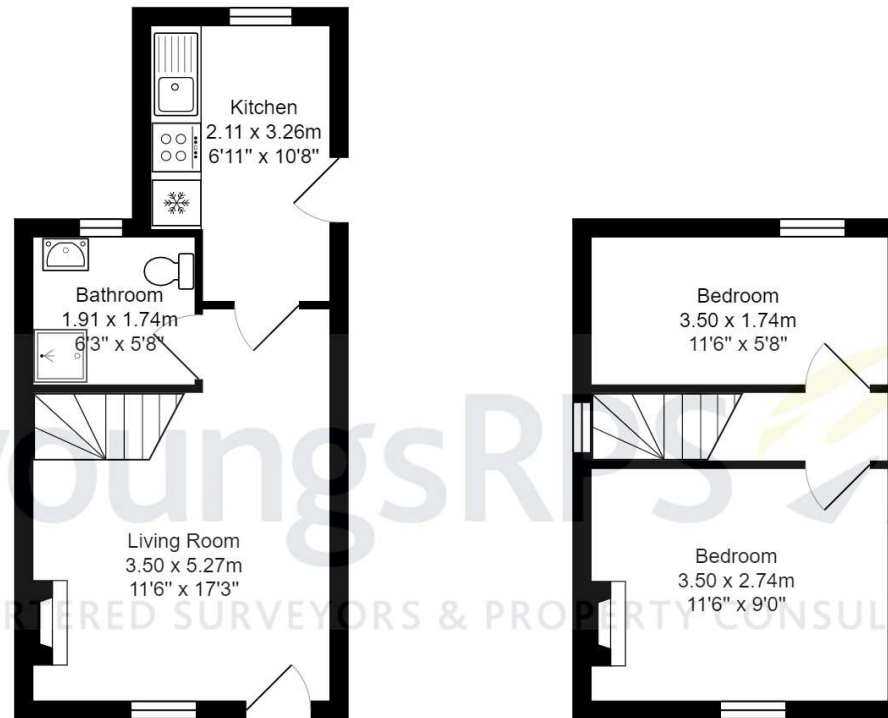
Agent's Notes

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



All measurements are approximate and for display purposes only.

www.youngsrps.com
Northallerton 01609 773004



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.