



OLD FORGE COTTAGE, 4 SOUTH END, OSMOTHERLEY  
NORTHALLERTON, NORTH YORKSHIRE, DL6 3BL







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Osmotherley, Northallerton, North Yorkshire, DL6 3BL

A beautiful, characterful stone cottage located in the heart of the sought after village of Osmotherley. The property briefly comprises an entrance hallway, downstairs WC, living room, large kitchen diner, three bedrooms and bathroom. A wonderful opportunity to purchase an idyllic cottage in the countryside.

- Large Kitchen/Diner
- Long term Let
- Three Bedrooms
- Located in sought after village of Osmotherley
- Downstairs WC

**£915 PER MONTH**

## GET IN TOUCH

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

01609 773004

northallerton@youngsrps.com





## DESCRIPTION

The property is accessed into an entrance hallway with stairs rising to the first floor and door to a useful downstairs WC. The living room is spacious and enjoys a log burning stove and three windows allowing light to flood in. The modern kitchen diner has been renovated in recent years and boasts sage green wall and floor units, laminate worktops and sink and drainer. There is an integrated electric oven, electric hob with extractor over, space for a tall fridge freezer and plumbing for a washing machine. There is an attractive beamed ceiling, ample space for a dining table and chairs. and door to the side.

Upstairs are three well-proportioned bedrooms, two of which are doubles and the third a single. The house bathroom is spacious and comprises a panel bath with shower over, pedestal wash hand basin and WC.

Steps leads from the kitchen diner to a small patio area. Off street parking is available to the side of the property on a first come first served basis.

## LOCATION

Osmotherley is one of the area's most sought after villages and 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 has a range of well-regarded restaurants & pubs, a village store, primary school & regular bus service whilst being perfectly located for a range of outdoor pursuits.

## CHARGES

North Yorkshire Council Tax Band C.

## SERVICES

Mains electric, water and sewerage are connected. LPG gas heating and hot water system.

## AGENT'S NOTES

EPC Rating F

## RENT

Payable per calendar month.









### **DEPOSIT**

Zero Deposit Scheme Available or £1055.77 through Deposit Protection Service

### **REFERENCES**

Applications are independently assessed by a Credit Referencing Company who will research your details at credit referencing agencies. The agencies will record details of the search irrespective of whether your application proceeds. The Credit Referencing Company may use credit-scoring methods to assess your application and verify your identity. A credit reference result is normally obtained within 48 hours.

### **SERVICES**

The Tenant will be responsible for paying for all the main services.

### **PERIOD OF LETTING**

Long term.

### **INSURANCE**

The Landlord will insure the property and his contents and the tenant will be responsible for the insurance of his or her contents.

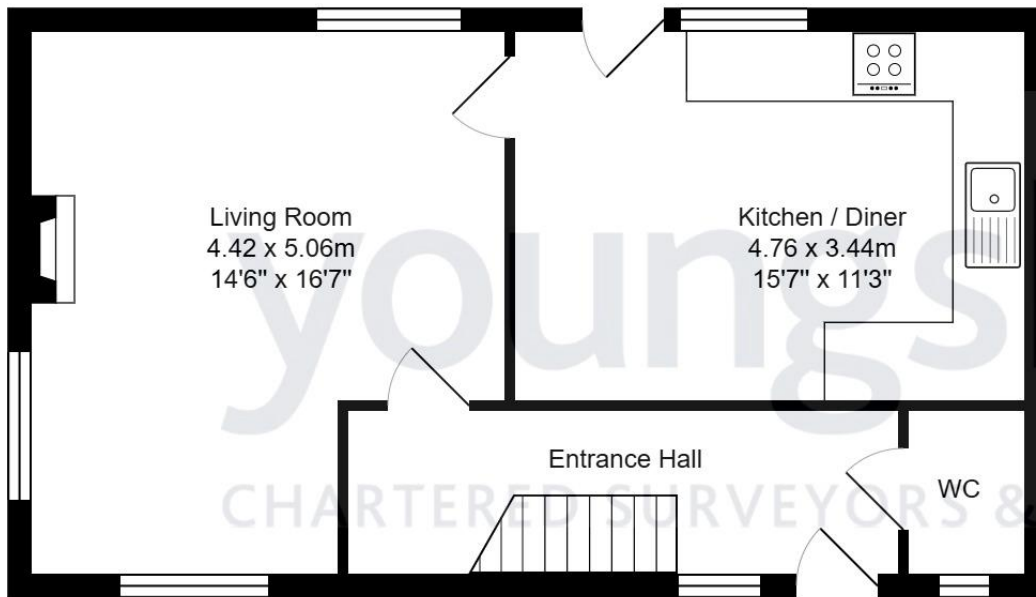
### **DECORATION**

The property is let on the understanding that no decoration will take place without the prior consent of the Landlord.

### **SMOKING**

Tenants are asked to observe a No Smoking policy inside the property.





All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		

[www.youngsrps.com](http://www.youngsrps.com)  
Northallerton 01609 773004



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