



HONEYCLOSE COTTAGES, GREAT LANGTON, NORTHALLERTON
NORTH YORKSHIRE, DL7 0TB

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Northallerton, North Yorkshire, DL7 0TB

A characterful cottage located in the rural village of Great Langton. The property briefly comprises a living room, kitchen diner, two bedrooms and a bathroom. Externally there is a large workshop, rear yard and off-street parking. A wonderful opportunity to purchase a cottage in the countryside.

- Characterful Cottage
- Two Bedrooms
- Popular Village within easy reach of Northallerton & Richmond
- Large Workshop & Off-Street Parking
- EPC Rating G

ASKING PRICE £179,950

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.





DESCRIPTION

The property is accessed via UPVC door into an entrance porch with further door to the well-proportioned living room which enjoys a beamed ceiling and open fireplace. The kitchen diner comprises oak coloured wall and floor units, laminate worktops and sink and drainer. There is space for an electric cooker, fridge and plumbing for a washing machine. A breakfast table and chairs would fit comfortably in the room.

There are two double bedrooms in the property both of which are serviced by the house bathroom which comprises a bath, WC wash hand basin and cupboard.

Externally there is off street parking and a yard area. A large workshop, attached to the cottage, provides an ideal space for hobbies or alternatively this could be removed should a buyer prefer to enjoy a larger garden space.

LOCATION

Great Langton is sought after village located approximately 6 miles from Northallerton and 10 miles from Richmond. There are excellent road and rail networks giving convenient access to Darlington, Newcastle, York, Leeds and beyond; making it the perfect location for those that enjoy both country and metropolitan pursuits. Additionally, there is a regular bus service linking the village to local amenities. Northallerton offers an excellent choice facilities and amenities and is well placed for primary and secondary schooling. The thriving market town has a weekly market which has been running since it was chartered in 1200. The bustling High Street is home to many independent businesses from delicatessens, greengrocers and department stores with larger chains also available. There are ample facilities to make use of including sports clubs, restaurants, pubs, theatre, bowling alley and cinema.

Tenure

The property is freehold.

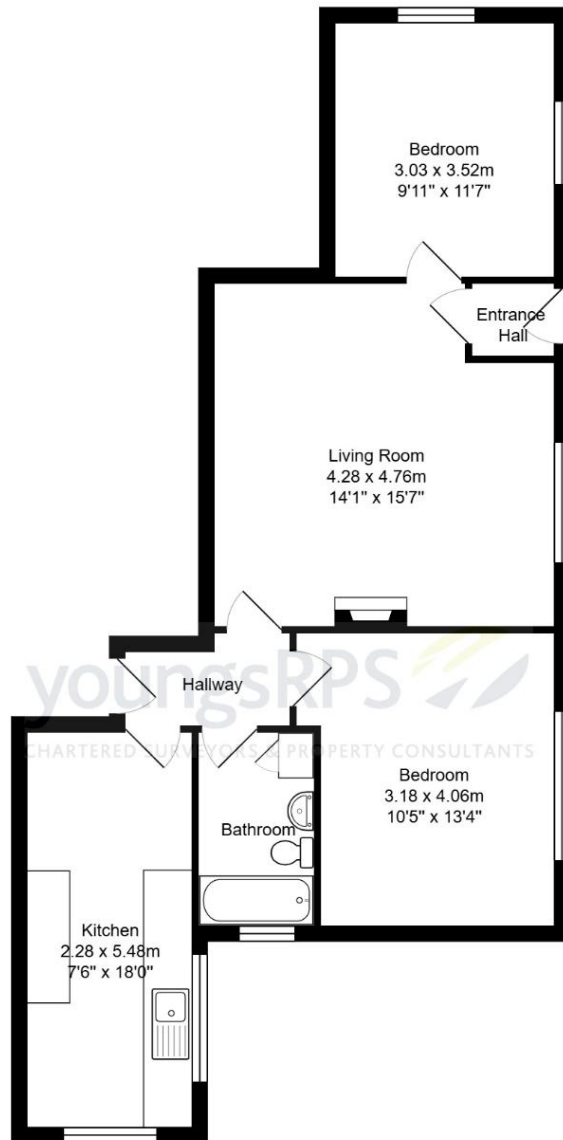
Services

Mains electricity, water, and drainage are connected. Electric heating and also supplying hot water.

Charges

North Yorkshire Council Tax Band B.





All measurements are approximate and for display purposes only.

Viewings

Viewings are strictly by appointment. Please contact the agent 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.