



2 HAMBLETON COTTAGES, EAST HARLSEY, NORTHALLERTON
NORTH YORKSHIRE, DL6 2DE



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Northallerton, North Yorkshire, DL6 2DE

Set within attractive gardens and offering spacious accommodation throughout, this three-bedroom home presents an excellent opportunity for those seeking a property with potential. Well-maintained but now in need of general modernisation, it provides generous reception space, good-sized bedrooms and useful external areas, including a garage and ample gardens. With scope to update and improve, it is a superb chance to create a comfortable family home tailored to your own style and needs.

- Characterful Cottage
- Popular Village Location
- Two Reception Rooms
- Three Bedrooms
- Scope for Modernisation

OFFERS OVER £250,000

GET IN TOUCH

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DESCRIPTION

The property is accessed via a panelled oak front door into a welcoming entrance hallway with stairs rising to the first floor. To the right lies a bright living room with twin front-facing windows and a tiled fireplace. The spacious dining room enjoys views over the rear garden, a fireplace, and a large under-stairs storage cupboard. From here, a door leads into the kitchen, fitted with a range of beech-effect wall and floor units, laminate worktops, stainless steel sink and drainer, and a useful walk-in pantry. There is space for a cooker, fridge and washing machine, and the oil-fired central heating boiler is also located here. A rear door provides access to the garden, while an additional door opens to a convenient ground-floor WC.

To the first floor are three well-proportioned bedrooms, two generous doubles and a sizeable single, all served by a family bathroom comprising a bath with shower over, wash hand basin and WC.

Externally, the property offers attractive front gardens with lawn and stocked borders. To the rear, an enclosed yard opens onto a good-sized lawned garden with a timber shed and oil tank. A pedestrian right of way across the neighbouring property provides access to a driveway and semi-detached garage with up-and-over door and side window.

Whilst well-maintained, the property would now benefit from a programme of general modernisation, offering an excellent opportunity for buyers to place their own stamp on this well-proportioned home.

LOCATION

East Harlsey is a charming and picturesque village nestled in the North Yorkshire countryside, offering a peaceful rural lifestyle with easy access to stunning natural surroundings. Located close to the North York Moors, the Yorkshire Dales, the Hambleton Hills, and the Vale of York, the village is ideally placed for walking, cycling, and exploring the wider region. Just 7 miles from the thriving market town of Northallerton, East Harlsey benefits from excellent transport links, including mainline rail services and convenient road access to the A19 and A1(M).

The village itself has a strong sense of community and a number of amenities, including





a historic parish church, a well-used village hall, a popular cricket club, and the renowned 'Cat & Bagpipes' country pub. Surrounded by open countryside and farmland, East Harlsey combines traditional village charm with modern connectivity, making it a highly desirable location for both families and professionals alike.

Charges

North Yorkshire Council Tax Band C.

Services

Mains electricity, water and drainage are connected. Oil-fired central heating boiler to radiators and also supplying hot water.

Viewings

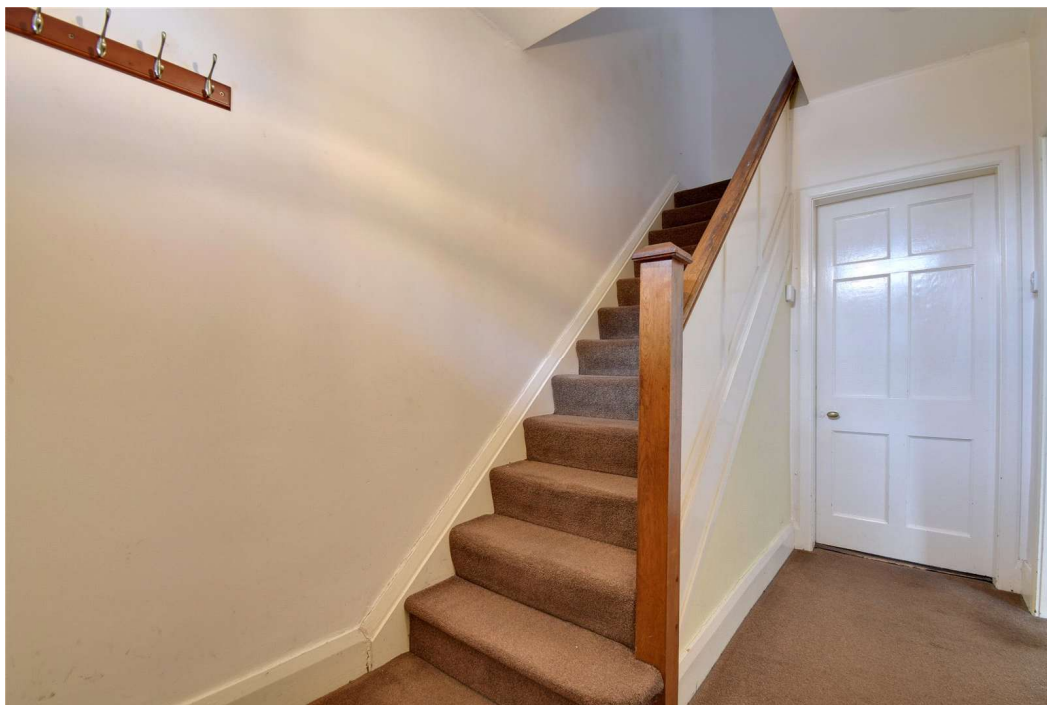
By appointment with the Agent. Please call 01609 773004.

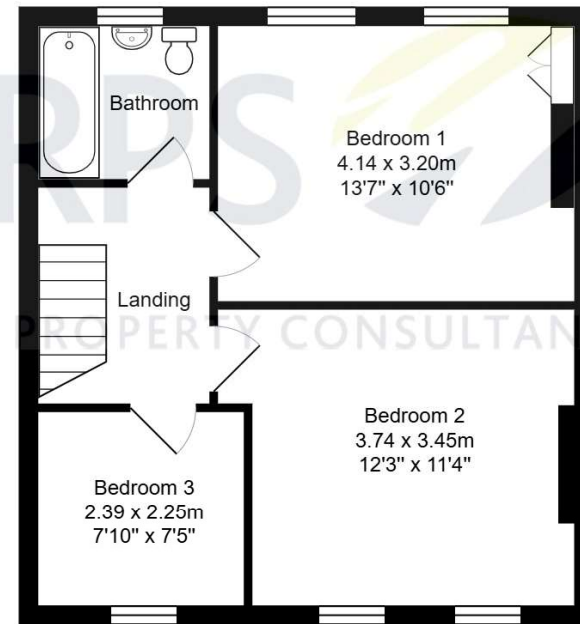
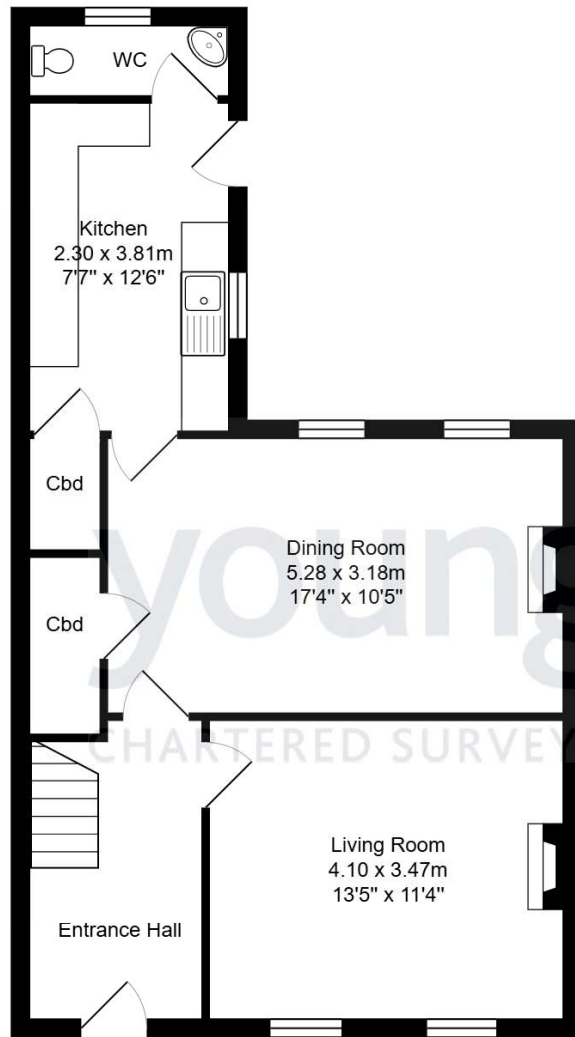
Agent's Notes

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.

Tenure

The property is Freehold.





All measurements are approximate and for display purposes only.

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