

S.4438

**3 NORTH END  
OSMOTHERLEY, NORTHALLERTON, DL6 3BA**



**A Particularly Attractive Centrally Positioned Stone Built With Pantiled Roof 3-Bedroomed Semi Detached Village Residence of Character & Distinction Situated on a Slightly Elevated Position at the Entrance to North End in the Centre of the Village Within Walking Distance of Amenities**

- Architecturally attractive village residence
- Well laid out & spacious accommodation
- Scope for extension subject to PPs
- Private attractive courtyard gardens
- Off road parking to front

**PRICE: OFFERS IN THE REGION OF £300,000  
OFFERED CHAIN FREE & AVAILABLE FOR EARLY COMPLETION**

# 3 North End, Osmotherley, Northallerton

## SITUATION

Northallerton	8 miles A.19	1 mile
Teesside	15 miles Thirsk	8 miles
A.1	10 miles Yarm	12 miles
Leeds	40 miles Newcastle	40 miles

**3 North End, Osmotherley** enjoys a stunning position in this popular highly sought after picturesque North Yorkshire village of Osmotherley which represents one of the most highly desirable villages nestling as it does at the foot of the Hambleton Hills with excellent access to the A.19 and A.1 trunk roads and within easy commuting distance of Teesside, York, Northallerton and Thirsk, Leeds, Newcastle and surrounding area.

The property is within walking distance of the village centre and its position enables it to take full advantage of all village amenities whilst being within a short walk of the superb picturesque countryside that surrounds Osmotherley and extends over onto the North Yorkshire Moors.

The property's situation and position cannot be fully appreciated without a visit and early inspection is highly recommended.

Local services can be found within Osmotherley itself, including several shops together with a well-respected primary school, Restaurants and public house. For a more comprehensive range of educational, recreational, health and amenity facilities the popular and thriving market town of Northallerton – the County Town of North Yorkshire is only a 10 minute drive away.

Whilst being able to enjoy a very pleasant rural position, the property enjoys proximity to the A19 which puts it within comfortable commuting distance of Teesside, Yarm, York, Leeds, the A.1 and A.66 and road network beyond. The East Coast main line train station at Northallerton links London to Edinburgh and brings London within 2 ½ hours travel time. Additionally via the Transpennine route that calls at this station, there is direct access to Newcastle, Middlesbrough, Leeds, York, Manchester, Liverpool and Manchester Airport.

A full and comprehensive range of educational, recreational and medical facilities together with shopping are available in the local markets of Northallerton and Thirsk. For larger town requirements Middlesbrough, Teesside and York are all within easy travelling distance.

## AMENITIES

**Racing** – Can be enjoyed at Catterick, Ripon, Thirsk, York, Sedgfield, Beverley, Doncaster and Newcastle.

**Shooting & Fishing** – The property is attractively positioned in an area renowned for its quality shoots and good fishing being within the North York Moors National Park and a little further away, the Yorkshire Dales National Park and close to local rivers and ponds.

**Golf** - Can be enjoyed at Romanby (Northallerton), Bedale, Thirsk, Darlington, Richmond and Catterick

**Walking & Cycling** – the area is well served for cycling and walking with some particularly attractive countryside and scenery around the property. Osmotherley is a thriving centre for walkers and ramblers and those seeking to explore the delights of the Hambleton Hills and is close to Lyke Wake Walk and actually on the Cleveland Way.

**Sport & Leisure Centre** – Northallerton, Bedale, Richmond and Darlington. There are football, rugby and health clubs to be found at Northallerton, Yarm, and numerous venues in the Teesside area.

**Shopping** – market town shopping is available at Northallerton, Bedale, Thirsk, Darlington and Richmond, whilst major centres of Teesside, Leeds, Durham and York are all readily accessible.

**Hospitals** – the Friarage Hospital is a renowned local hospital situated within Northallerton.

**Schools** – the area is well served by good state and independent Schools. Comprehensive Schools are at Northallerton, Richmond and Darlington. Independent Schools include Polam Hall (Darlington), Hurworth House, Teesside Preparatory and High, Yarm, Ampleforth, Queen Mary's at Baldersby, Cundall Manor, Sedburgh and Barnard Castle.

## DESCRIPTION

The property comprises an architecturally attractive stone built with pantiled roof 3-bedroomed semi-detached village residence of immense character and distinction situated on a slightly elevated position on North End in the centre of the village and within walking distance of the village stores, café, church and school. The property enjoys extensive cobbled frontage providing scope for parking subject to purchaser's requirements whilst to the rear the property has a fully enclosed and very private courtyard garden with French doors from the lower level bedroom. The property is well laid out and spacious and very attractively presented internally. It has scope for extension subject to purchaser's requirements and the necessary planning permission utilising the good sized boiler room to rear and also has potential for an attic conversion subject to the necessary permissions.

Early inspection is recommended to fully appreciate the property, its position and presentation and the property is offered chain free and available for early completion.

## ACCOMMODATION

The accommodation is approached from the front over natural stone flagged pathway to the front door with steps up to hardwood front door with brass door furniture. Steps up into:

**Sitting Room**  
**16'10" x 14' (5.13m x 4.26m)**

With attractive painted beamed ceiling. Stairs to first floor with picture window beneath and useful recess suitable for office area or storage. Feature fireplace comprising carved oak surround

and mantle shelf. Tiled hearth, cast backplate with inset multi burning stove. Windows to three sides providing natural light. Double radiator. Three wall light points. TV point. Archway through to:

### **Dining Room**

**12'5" x 9'7" (3.79m x 2.92m)**

A continuation of the attractive painted beamed ceiling. Picture window to front with window ledge seating. Double radiator. Two wall light points. Telephone point. Multi paned french doors through to:

### **Kitchen**

**12'5" x 12'3" (3.79m x 3.74m) max**

U shaped with attractive range of cream base and wall cupboards with brushed steel door furniture. Unit matched shelved display cabinet with built in wine rack. Space and point for electric cooker. Space and plumbing for dishwasher. Granite effect work surfaces with inset 1 ½ bowl single drainer coated sink unit with mixer tap. Space for fridge freezer. Inset ceiling light spots. Radiator. Tiled splashbacks. Rear step through multi paned door gives access to rear garden.

From the sitting room there are steps up to:

**Stairs to First Floor, step up, the stairs then split with 2 steps up to:**

### **Bedroom No. 3**

**12'10" x 10'6" (3.91m x 3.20m)**

With original heavily beamed ceiling. Attic access. Ceiling light point. Double radiator. Two wall light points. French door out to rear patio and gardens. Picture window to rear. Large window to front with deep display window ledge.

**Main Stairs** with painted balustrade leading up past window overlooking the rear garden onto:

### **Main Landing**

**6'10" x 2'9" with inner hallway 2'11" x 4'1" overall**

Ceiling light point. Attic access.

### **Bedroom No. 1**

**13'2" x 14'2" (4.01m x 4.31m)**

Ceiling light point. Double radiator. Fitted wardrobes with useful shelving over. Recess suitable for additional wardrobing etc. Sliding window to front.

### **Bedroom No. 2**

**12'3" x 9' (3.74m x 2.74m)**

Ceiling light point. Double radiator. Fitted wardrobes with storage over. Recess for further wardrobes etc. Display window ledge.

### **Bathroom**

**9'1" x 6'10" (2.77m x 2.08m)**

With white suite comprising panelled bath, fully tiled around

with wall mounted Mira Excel mains shower. Unit inset wash basin with cupboard storage beneath. Concealed cistern WC. Radiator. Inset spots. Built in airing cupboard housing lagged cylinder with immersion heater and shelved storage over. Shaver mirror and light.

## **OUTSIDE**

### **Rear Garden**

The rear garden is a fully enclosed and tiered, well laid out courtyard garden which offers a high degree of privacy and has flagged upper seating area. Gated to side. Lower flagged seating area with pond and shrubberies around. Very private rear garden with stone walling to three sides. There is a raised plinth with coal bunker. Stable door into:

### **Boiler Room**

**9'4" x 8'11" (2.84m x 2.72m) max**

With fitted base and wall cupboard, work surfaces with inset single drainer, single bowl stainless steel sink unit. Space and plumbing beneath for washer. Floor mounted Grant oil fired central heating boiler. Ceiling light point. Power points. Tiled splashback to wash basin. This room could provide scope for further extension of the residential accommodation and could be incorporated into the kitchen or additional accommodation subject to purchaser's requirements and the necessary planning permissions. There will be scope to add a second storey to the existing third bedroom to provide for an additional bedroom to first floor.

## **GENERAL REMARKS & STIPULATIONS**

### **VIEWING**

By appointment with Northallerton Estate Agency - Tel (01609) 771959

### **SERVICES**

Mains Water, Electricity and Drainage. Oil Central Heating.

### **COUNCIL TAX**

We are verbally informed by Hambleton District Council that the Council Tax Band for the property is Band D (currently £1,494.11 per annum).

### **TENURE:**

Freehold with Vacant Possession.



**COMMITMENT**

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- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.