

S.4566

Northallerton  
Estate  
Agency 

**14 SOUTH END  
OSMOTHERLEY DL6 3BL**



**A Very Attractively Positioned Stone Built with Pantile Roof One Bedroomed Terraced Cottage of Character & Distinction Situated in a Slightly Elevated Position in the Popular Village of Osmotherley**

- Architecturally Attractive Village Cottage
- One Bedroomed Accommodation
- In Need of Updating & Modernisation
- Off Road Parking
- Good Sized Gardens to Rear
- Superb Open Aspect to Rear

**Offers in the Region of £150,000**

**EARLY EXPRESSIONS OF INTEREST RECOMMENDED  
CHAIN FREE – AVAILABLE FOR EARLY COMPLETION**

# 14 South End, Osmotherley DL6 3BL

## 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

**14 South End** is situated at the southern end of the highly sought after picturesque North Yorkshire village of Osmotherley which represents one of the most sought after and 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 location of the property enables it to take 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 particularly to appreciate the views to rear.

Local services can be found within Osmotherley itself, including several shops and a post office together with a well-respected primary school and public houses. 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, York and Leeds, the A.1 and A.66 and road network beyond (see location plan). The East Coast main line train station at Northallerton links London to Edinburgh and brings London within 2 1/2 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. Local Primary School at Osmotherley. Comprehensive Schools are at Northallerton, Richmond and Darlington and Ripon Independent Schools include Polam Hall (Darlington), Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby, Cundall Manor, Sedburgh and Barnard Castle.

## DESCRIPTION

**14 South End** comprises an architecturally attractive stone built with clay pantile roof one bedroomed cottage situated in a nice slightly elevated position just outside the centre of this highly sought after residential village. The property enjoys one good double bedroom together with a good sized bathroom. It has scope for updating, modernisation and extension particularly to rear subject to purchasers requirements and the necessary planning permissions. The property has the benefit of double glazed windows. To the front the property has a concrete hardstanding for a vehicles, we are verbally informed that this does not form part of the curtilage but has traditionally been used by the neighbouring properties for off road parking. To the rear the property enjoys a good sized garden with central flagged path nicely divided into areas of vegetables and shrubberies. The rear has post and plank fencing and tremendous views out over the stunning open countryside. There is a shed.

Internally the property has scope for refurbishment and alteration to layout subject to purchasers' requirements.

Early inspection recommended to appreciate the property, its position and potential.

Offered chain free and available for early completion.

## ACCOMMODATION

In off the front where there is concrete hardstanding for one vehicles through hardwood front door with entrance vestibule with quarry tiled floor into:

**Sitting Room**  
**4.06m x 3.66m (13'4" x 12') max**

Heavily beamed ceiling. Feature fireplace comprising mini tiled surround mantle shelf and hearth. Inset open grate with back boiler. TV point and telephone point. Door to:

**Dining Room**  
**2.25m x 2.84m (7'5" x 9'4")**

With stairs to first floor. Door to kitchen. Light point. Understairs storage area. Door to:

**Kitchen**  
**2.61m x 4.13m (8'7" x 13'7")**

With a range of dated base and wall cupboards. Work surfaces with inset single drainer, single bowl stainless steel sink unit. Space and plumbing for washer. Previously had cable for cooker. Monopitch ceiling. Light point. Door to rear to outside.

**Stairs to First Floor** have panelled walls leading up to:

**Landing** split to Bedroom and Bathroom.

**Bedroom**  
**3.66m x 3.60m (12' x 11'10")**

Plus built in airing cupboard housing lagged cylinder with immersion heater. Shelved storage over. Separate recessed wardrobe. Light point.

**Bathroom**  
**3.07m x 2.28m (10'1" x 7'6")**

Coloured suite comprising panelled bath, pedestal wash basin and WC. Half tiled around bath with fitted shower screen and a Heatra Sadia Carousel slimline electric shower. Wall mounted Dimplex electric heater. Light point.

**OUTSIDE**

Rear garden with central flagged path with vegetable patch to one side and shrubbery to the other. Post and panel/plank to two sides. Tremendous views out over open countryside. Space and base for shed (with shed).

**Shed**  
**3.55m x 1.95m (11'8" x 6'5")**

Previously had electricity.

**GENERAL REMARKS & STIPULATIONS**

**VIEWING**

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

**SERVICES**

Mains Water, Electricity and Drainage. Solid Fuel Heating.

**COUNCIL TAX**

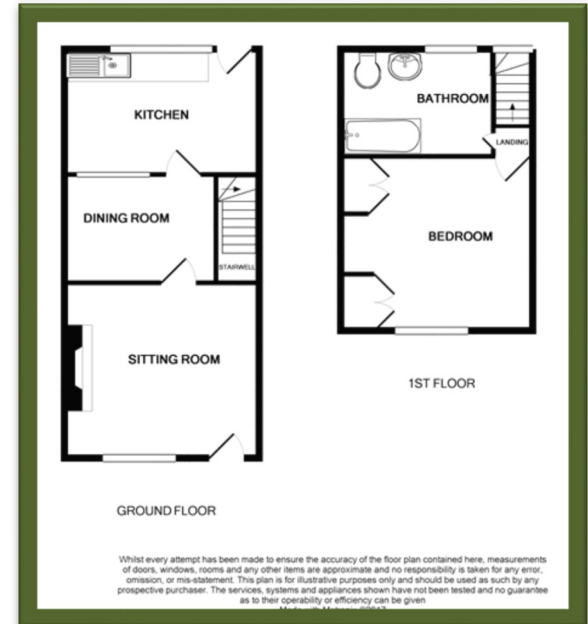
We are verbally informed by Hambleton District Council that the

Council Tax Band is **C**. The current charge is approximately **£1400.00** per annum. Please confirm this with Hambleton District Council

**TENURE:**

Freehold with Vacant Possession.





**COMMITMENT**

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- 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.