

S.4570

Northallerton
Estate
Agency 

72 NORTH END
OSMOTHERLEY, NORTHALLERTON DL6 3BH



An Attractively Positioned, Stone Built Grade II Listed Two Bedroomed Terraced Cottage of Character & Distinction Situated in a Slightly Elevated Position in the Popular Village of Osmotherley

- Architecturally Attractive Village Property
- Two Double Bedroomed Accommodation
- Scope for Updating & Modernisation
- Terraced Gardens to Rear
- Open Aspect Across to Open Farmland
- Highly Sought After Semi Rural Village

New Price: Offers in the Region of: £200,000
EARLY EXPRESSIONS OF INTEREST RECOMMENDED

72 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
Stokesley	10 miles	Ripon	18 miles

72 North End is situated at the northern end of the highly sought after picturesque North Yorkshire village of Osmotherley which represents one of the most sought after and highly desirable semi rural villages nestling as it does at the foot of the Hambleton Hills with views to the front and views to front and rear from the gardens and 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 shop and a part time post office together with a well-respected primary school and public houses, tea room etc. For a more comprehensive range of educational, recreational, health and amenity facilities the popular and thriving market towns of Northallerton and Thirsk are only some ten minutes' drive away. Northallerton the county Town of North Yorkshire additionally enjoys a hospital.

Whilst being able to enjoy a very pleasant and rural position, the village enjoys a good 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.

The village is within very easy and convenient commuting distance of the major centres of Middlesbrough, Teesside and York.

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, Stokesley, 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

72 North End comprises an architecturally attractive stone built with slate roof 2-bedroomed traditional mid terraced Grade II Listed cottage property situated in this much sought after and highly desirable rural residential village within easy reach of the A.19, Teesside etc.

The property is within the Conservation area. It enjoys the benefit of stone lintels, multi paned sash windows and the architecturally attractiveness unique to stone. To the front the property enjoys lawned garden with shrub borders behind post and picket fence with a useful built in log and coal store, whilst to the rear the property enjoys the benefit of tiered and terraced gardens with an attractive and convenient patio to first tier and the second tier enjoying sitting and lawned garden area adjacent to rear open countryside. To the front the property has a stone flagged walkway to the front door.

ACCOMMODATION

In through hardwood front door into:

Sitting Room
4.88m x 4.11m (16' x 13'6") max

With a polished wood floor. Central chimney breast with stone surround and hearth. Inset open grate. Mahogany mantle shelf

with useful display shelves over. Chimney breast recessed shelved display and storage. TV and telephone points. Radiator. Light point. Beamed. Giving access to good understairs storage area. Stairs to first floor. Door to:

Kitchen / Diner

4.0m x 2.89m (2' x 9'6") max

With a range of attractive honeyed pine kitchen comprising good range of base and wall cupboards. Work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap. Work surface inset Belling four ring hob with Belling oven and grill beneath. Unit matched cooker hood with extractor. Unit matched glazed fronted display cabinets. Space and plumbing for washer. Space and plumbing for dishwasher. Space for fridge. Double radiator. Light point. Tiled splashbacks. Unit matched louvre door fronted corner storage cupboard. Door to rear leading out to outside.

Stairs to First Floor have stained and polished mahogany balustrade and spindles leading up past turn to:

First Floor Landing

2.54m x 1.95m (8'4" x 6'5") overall

Beamed ceiling with inset roof light. Light point. Door to useful mezzanine storage. Stained and polished doors to two bedrooms and bathroom.

Front Bedroom

2.51m x 4.13m (8'3" x 13'7")

With a stained and exposed polished wood floor. Light point. Radiator. Feature fireplace with a stained and polished wood surround with an internal tiled surround and backplate and an original cast grate. Tremendous views across to open farmland. Multi paned window.

Rear Bedroom

2.69m x 3.66m (8'10" x 12') max

With nicely beamed ceiling. Light point. Double radiator. Multi paned window to rear. Views over rear garden. Telephone point. Exposed and polished wood floor.

Bathroom

1.95m x 1.47m (6'5" x 4'10")

Exposed and polished wood floor. Beamed ceiling with velux roof light providing for a good degree of natural light. Lighting from beams. White suite comprising a enamelled wood panelled bath, fully tiled around with a Triton Belize electric shower. Fitted shower rail. Matching WC and pedestal wash basin. Radiator. Wall mounted shaver light socket.

Garden

To the front the property enjoys lawned garden with shrub borders behind post and picket fence with stunning views. There is a useful built in log and coal store.

The rear yard is a concrete area with steps up to tiered gardens. The first tier is an attractive flagged patio and seating area with white painted walls, post and plank upper shielding. Additional steps up to second tier which is lawned with raised shrubbery with

mature shrubs. Post and plank fencing to either side. Great views out across to the hills.

GENERAL REMARKS & STIPULATIONS

VIEWING

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

COUNCIL TAX

We are verbally informed by Hambleton District Council that the Council Tax Band is **C**. The current charge is approximately **£1426.80** per annum.

TENURE:

Freehold with Vacant Possession.

SERVICES

Mains Water, Electricity and Drainage.

LISTING

List Entry summary:

This building is listed under the planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: 68-78 North End

List Entry Number: 1294676

Location: 68-78 North End

Listed: 31st March 1970

A Copy of the List Entry is available for inspection at our offices.



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.