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**Northallerton**  
**Estate**  
**Agency** 

**5 SOUTH END**  
**OSMOTHERLEY, NORTHALLERTON DL6 3BN**



**An Attractively Presented, Well Laid Out & Spacious Substantial Semi-Detached Grade II Family House in Highly Sought After North Yorkshire Village Location on the Edge of the North Yorkshire Moors**

- Desirable Village Centre Location
- Wooden Sealed Unit Double Glazing
- Oil Fired Central Heating
- Scope to Provide Between 3 & 4 Bedrooms
- Good Sized Private Rear Elevated Gardens
- Superbly Appointed Throughout

**New Price: Offers in the Region of £425,000**

# 5 South End, Osmotherley, Northallerton DL6 3BN

## 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	York	33 miles
(All distances approximate)			

**5 South End, Osmotherley** enjoys a premier position in this stunning and popular, highly sought after picturesque North Yorkshire village of Osmotherley which represents one of the most highly desirable villages in the area 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 areas and representing a go to location for those wishing to enjoy the delights of the North Yorkshire Moors.

The property is situated nicely in the centre of the village and its position enables it to take full advantage of all village amenities surrounding its excellent position whilst being within a short walk of the superb picturesque countryside that surrounds Osmotherley and extends over onto the North Yorkshire Moors. The property additionally enjoys two useful parking spaces to the front and 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 shop together with a well-respected primary school, Restaurant and public house and the café. For a more comprehensive range of educational, recreational, health and amenity facilities the popular and thriving market towns of Stokesley and 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 close 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.

## DESCRIPTION

**5 South End, Osmotherley** is a traditional stone-built four bedroom family house. The spacious accommodation briefly comprises of two reception rooms, fitted kitchen, four double bedrooms, house bathroom and utility. Externally the property enjoys hardstanding for two vehicles at the front, whilst to the rear there is an attractive garden with summer house, pergola, decked area, useful entertainment/BBQ area, and separate wood store. The garden is principally laid to lawn, with wooden sleeper borders and flower pots. Surrounding stone walls provide a high degree of privacy whilst post and plank and hedging to the other side maintain the privacy to the rear.

Internally the property presents well laid out and spacious, attractively presented accommodation with wood burner to the main sitting room, a superb quality fitted light and airy kitchen/diner. The ground floor is completed with a further reception room and double bedroom. On the first floor there are three good sized bedrooms together with a family shower room.

The property situated as it is in such a superb position and in such a desirable village demands early inspection to fully appreciate the property, its presentation and potential. Early inspection recommended.

## ACCOMMODATION

In from concrete hardstanding to the front for two vehicles with an access off South End. In through hardwood front door with upper clear glass panels, stone lintel over, wrought iron door furniture into:

**Entrance Hall**  
**1.85m x 1.37m (6'1" x 4'6")**

With a panelled and beamed ceiling. Centre ceiling light point. Natural polished stone flagged floor. Stairs to first floor. Wrought iron and ceramic coat hooks. Door to:

**Sitting Room**  
**4.74m x 3.66m (15'7" x 12') max overall**

Into good deep chimney breast recess. Central chimney breast with stone surround, mantel shelf and backplate. Stone slab hearth, hearth mounted wood burning stove. Panelled and beamed ceiling. Two wall light points. Architecturally attractive period cast iron radiator. TV and telephone points. Rear archway through to:

**Inner Hallway**  
**2.38m x 1.24m (7'10" x 4'1")**

With a quarry tiled floor. Beamed ceiling. Centre ceiling light point. Twin doors to understairs store cupboard. Door to:

**Downstairs WC, Utility & Boiler Room**  
**3.37m x 1.24m (11'1" x 4'1")**

Ceiling light point. Picture window to rear. Floor mounted Eurostar oil fired central heating boiler. Low level WC with adjacent wash basin with splashback. Mirror over. Space and plumbing for washing machine. Wall mounted brass coat hooks.

**Step up into:**

**Kitchen / Diner**  
**5.30m x 2.69m (17'5" x 8'10")**

Quarry tiled floor. Inset ceiling light spots. Good range of base and wall cupboards. Limed oak work surfaces with inset double bowl Belfast sink with mixer tap over. Space and plumbing for dishwasher. Space for Rangemaster cooker. Space for American style fridge. Tiled splashbacks. Part panelled walls. Inset ceiling Velux. Rear picture window, all providing for a high degree of natural light. Side coloured window. Beamed ceiling. French doors out to rear patio, gardens and log store.

**Reception Room/Snug/Office**  
**2.96m x 2.46m (9'9" x 8'1")**

With a painted beamed and panelled ceiling. Centre ceiling point. Art deco radiator. Multi paned window looking out onto the village square.

**Bedroom No. 4**  
**3.47m x 2.49m (11'5" x 8'2")**

With beamed and panelled ceiling. Centre ceiling light point. Radiator. Multi paned window looking out to rear. Useful chimney breast alcove recess with cloak hanging rail.

From the Entrance Hall are

**Stairs to First Floor** with stained and polished pine balustrade leading up to:

**First Floor Landing**  
**2.81m x 2.05m (9'3" x 6'9")**

With art deco radiator. Centre ceiling light point. Picture window at rear providing for a high degree of natural light. Attic access providing access to a large attic which could potentially offer further residential accommodation subject to purchasers' requirements and any necessary building regulations.

**Bedroom No. 1**  
**2.96m x 4.98m (9'9" x 16'4") max**

Radiator. Centre ceiling light point. Original ornate cast fireplace surround with tiled inset and a cast hood and grate.

**Bedroom No. 2**  
**2.96m x 3.37m (9'9" x 11'1")**

Centre ceiling light point. Radiator. Useful substantial recess previously utilised as walk in cupboard but now having freestanding wardrobe.

**Bedroom No. 3**  
**3.81m x 2.08m (12'6" x 6'10")**

Radiator. Ceiling light point. Picture window to rear looking over rear garden.

**Family Shower Room**  
**2.35m x 1.90m (7'9" x 6'3")**

Enjoying a quality, natural stone tiled floor. Half tiled wall to majority of bathroom. With step up to fully tiled shower cubicle with fitted glass shower screen. Wall mounted thermostatically controlled mains shower with drench head. Unit inset wash basin with drawer storage beneath. Matching concealed cistern duoflush WC. Wall mounted heated towel rail. Centre ceiling light point. Picture window to rear offering lovely views out onto the rear garden.

### **Gardens**

To the front the property enjoys hardstanding for two vehicles with an access off South End whilst to the rear it enjoys a concrete pathway running from the side access and giving access to the rear and providing a good storage area across from which is a purpose built log store. In the main rear garden is a raised stone sided shrubbery with steps past stone retaining walls up to an elevated rear garden laid principally to lawn with a useful entertainment area to rear comprising covered area with wooden summer house, pergola and useful additional storage at the rear, all of which looks out onto the rear property and across the lawned garden. Adjacent to the entertainment area is a gravelled patio area with central wooden circle presently utilised for barbecuing. Stone walls provide for high degrees of privacy whilst post and plank and hedging to the other side maintain the privacy to the rear.

### **GENERAL REMARKS & STIPULATIONS**

#### **VIEWING:**

By appointment through Northallerton Estate Agency – Tel: (01609) 771959

#### **TENURE:**

Freehold With vacant possession upon completion.

#### **SERVICES:**

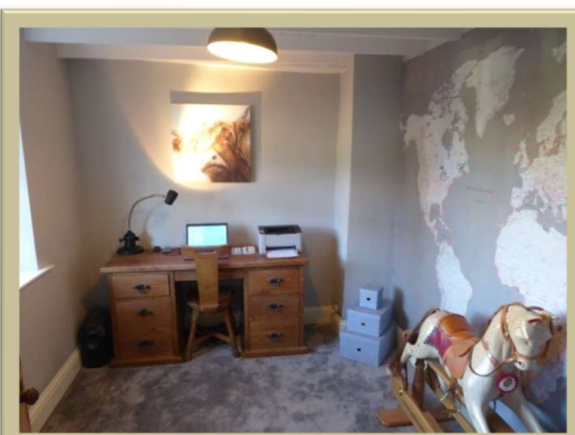
Mains Water, Electricity & Drainage. Oil Fired Central Heating.

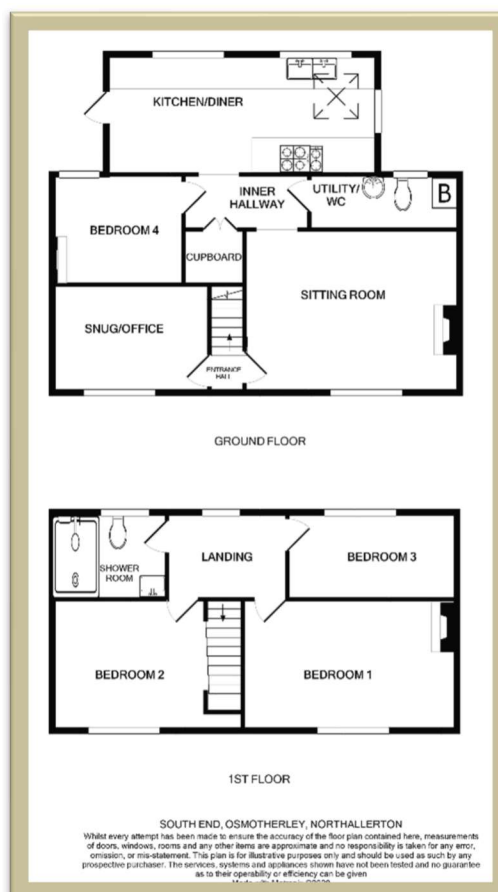
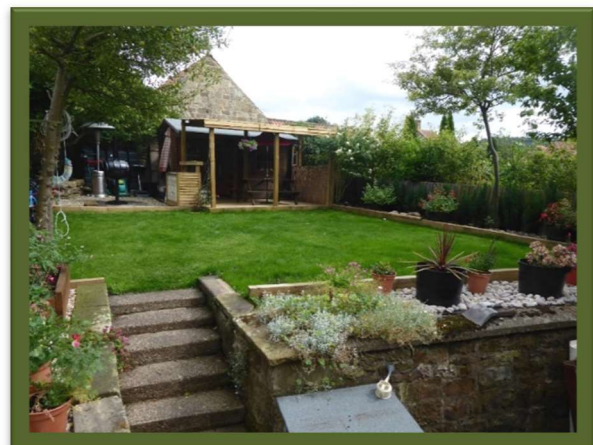
#### **LOCAL AUTHORITY:**

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire – Tel: (01609) 779977.

#### **COUNCIL TAX BAND:**

The council tax band is **E**. The current annual charge is **£2,255.22**





#### COMMITMENT

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- 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.
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- 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.

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