



4 NORTH END, OSMOTHERLEY,
NORTHALLERTON
£325,000



Northallerton
Estate Agency



North End

Northallerton, DL6 3BB

A delightful cottage in the very popular location of Osmotherly with prime position within the village and views up the main street. This is a 3 Bedroom family home with good sized rooms and in the catchment area for Osmotherly Primary School with its "Good" Ofsted rating. This property is close to the A19 and has fabulous walking and cycling in the Hambleton hills behind.

- SOUGHT AFTER LOCATION
- TRADITIONAL STONE COTTAGE
- UTILITY ROOM
- 3 BEDROOM
- CLOSE TO THE A19
- STUNNING VIEWS



ENTRANCE LOBBY

TILED FLOOR AND BEAMED CEILINGS

LIVING ROOM

19'7" x 16'1"

HEAVILY BEAMED ROOM GIVING A WARM AND COSY COTTAGE FEEL, WOODBURNER, 2 RADIATORS, 3 WALL LIGHTS, TV AND TELEPHONE POINTS. STAIRS TO UPPER FLOOR AND A USEFUL UNDERSTAIRS CUPBOARD.

KITCHEN

12'5" x 8'9"

CREAM BASE AND WALL UNITS WITH A LOVELY WOOD WORKTOP, INSET TWIN BELFAST SINK WITH MIXER TAP, BUILT IN DISHWASHER AND RECESSED ZANUSSI 4 RING HOB AND BRUSHED STEEL OVEN, BREAKFAST BAR WITH TILED SPLASH BACK AND A STABLE DOOR LEADING TO THE PATHWAY TO THE GARDEN.

UTILITY

6'5" x 3'11"

FITTED BASE AND WALL UNIT, SPACE FOR WASHING MACHINE, WALL MOUNTED SHELF.

BEDROOM 1

13'3" x 9'8"

LARGE DOUBLE ROOM WITH A RANGE OF FITTED WARDROBES AND CUPBOARDS WITH GREAT VIEWS OVER THE VILLAGE GREEN

BEDROOM 2

13'4" x 9'8"

THE LARGEST OF THE ROOMS WITH AGAIN STUNNING VIEWS OVER THE VILLAGE, CEILING LIGHT POINTS, DOUBLE RADIATORS AND LOFT ACCESS WITH PULL DOWN LADDER AND LIGHT IN THE LOFT AREA.

BEDROOM 3

9'4" x 6'9"

STEP UP FROM THE LANDING AREA INTO BEDROOM 3, WITH VIEWS ACROSS TO THE HAMBLETON HILLS, DOUBLE RADIATOR AND CEILING LIGHT POINT.

BATHROOM

7'1" x 6'5"

WHITE SUITE WITH PANEL BATH QUALITY MIXER TAP AND A TRITON ZANTE ELECTRIC SHOWER. WASH BASIN AND WC, SHAVER LIGHT AND WALL MOUNTED MIRROR.

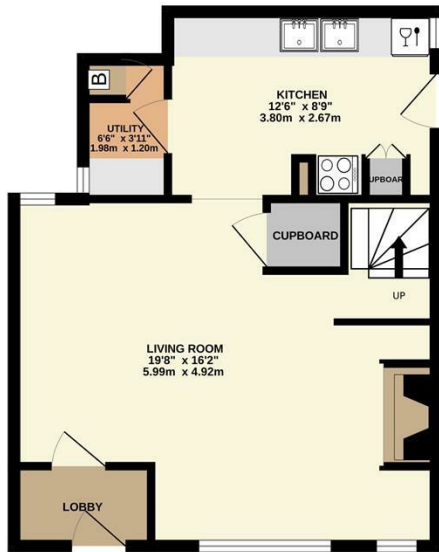
GARDEN

TO ACCESS THE GARDEN THERE IS A FLAGGED WALKWAY WITH ACCESS FROM A BACK LANE THAT IS GATED LEADING TO THE REAR GARDEN AREA COMPRISING OF FLAGGED PATIO AREA AND STONE CHIPS WITH A BIN STORAGE AREA AND A POST AND PLANK AREA FOR THE GAS STORAGE TANK.

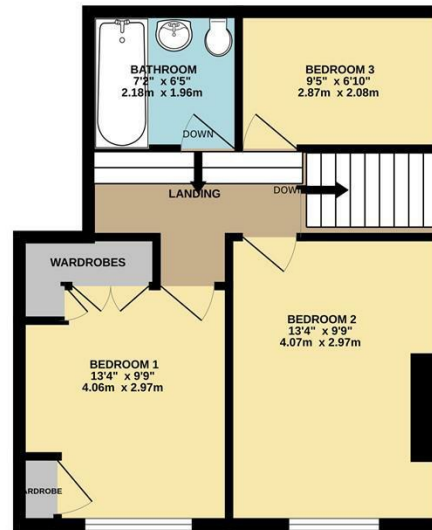


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.8 sq.m.) approx.



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TOTAL FLOOR AREA : 872 sq.ft. (81.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
100-90%	A		
89-81%	B		
80-69%	C		
68-55%	D		
54-48%	E		
47-35%	F		
34-20%	G		
19-13%	H		
13-1%	I		

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