



5 ROSE COTTAGES, NORTHALLERTON

£120,000



Northallerton
Estate Agency



Northallerton, DL7 8TL

Nestled in the charming area of Rose Cottages, Northallerton, this cottage offers two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Located in Northallerton, residents will enjoy easy access to local amenities, including shops, cafes, and parks, making it a convenient choice for everyday living. The surrounding countryside offers beautiful landscapes and opportunities for outdoor activities, perfect for those who appreciate nature.

We hereby disclose under section 21 of Estate Agents Act 1979 that the seller is Northallerton Auctions Ltd being a company which owns Northallerton Estate Agency.

- 2 bedrooms
- Perfect for first time buyers / investment
- Council Tax Band A
- Walking distance to town and mainline trains
- Gas fired central heating



Hallway

Laminate floor. Painted panelled ceiling. Picture window to side with shelf above. In through internal panelled door into:

Living Room

With a central chimney breast having an ornamental surround comprising hardwood mantel shelf, kerb and plinth. Slate effect hearth. BT Openreach point. Double radiator. Centre ceiling light point. TV point. Door through to:

Kitchen

Modern kitchen comprising good range of base and wall cupboards, granite work surfaces with inset 1 ½ bowl single drainer Lamona sink unit with mixer tap over. Space and point for electric cooker. Space for fridge freezer. Space and plumbing washing machine. Brushed steel extractor over cooker area. Centre light point. Double radiator. Laminate floor. Concertina door gives access into:

Under stair storage

With shelving and light point.

Door to rear of kitchen gives access to:

Rear Hallway

With light point. Radiator. Leading to outside which is UPVC sealed unit double glazed with upper etched glass panel into:

Downstairs Bathroom

With a suite comprising panelled bath, fully tiled around with a

mains thermostatically controlled bar shower over. Fitted pivoted shower screen. Matching pedestal wash basin and WC. Half tiled to remainder of the room. Radiator. Flush mounted ceiling light point. Extractor fan. Laminate floor.

From the Hallway:

Front Bedroom

Radiator. Ceiling light point. Built in wardrobe with sliding doors with hanging and shelving.

Rear Bedroom

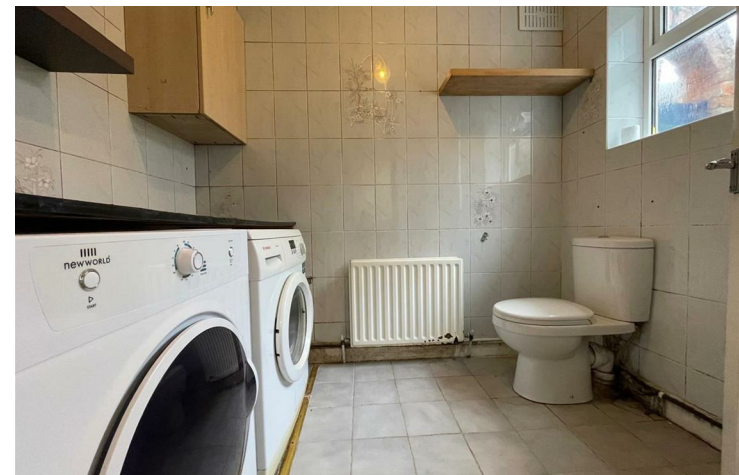
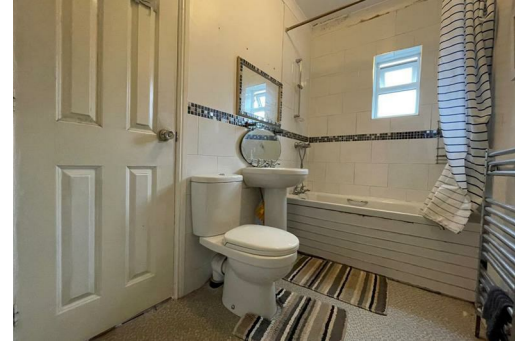
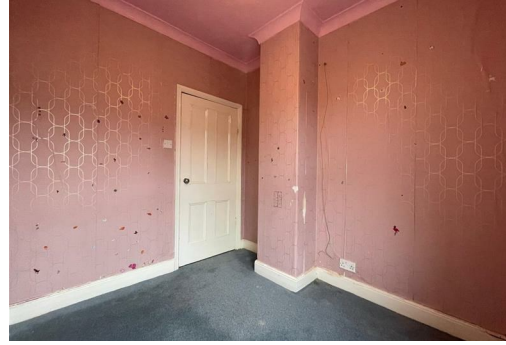
Ceiling light point. Radiator. Built in wardrobe with hanging and shelved storage. Built in boiler cupboard housing Weissman Vitadens 100 gas fired central heating boiler.

Rear Yard

There is a rear yard with a gated access at the back. The yard is concreted. Store shed with shelving.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD
 SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE
 NYCC TAX BAND - A
 EPC - E

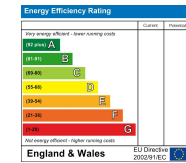


Call us to arrange a viewing on **01609 771959**



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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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