

**Briardale
Osmotherley
DL6 3BA**



A Particularly Attractive, Well Laid Out & Spacious 4-Bedroomed Extended Semi Detached Village Family Home in Highly Sought After North Yorkshire Village Location with Off Road Parking, Garage and Good Sized Gardens to Rear.

- Desirable Village Centre Location
- Gardens to Rear
- Conservatory
- Garage
- UPVC Sealed Unit Double Glazing
- 4 Bedrooms

Offers In The Region Of £575,000

Briardale, 27 North End Osmotherley enjoys a premier position just outside the centre of 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 close to 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'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

Briardale, 27 North End, Osmotherley comprises an architecturally attractive brick built with slate roof extended four bedroomed, 2 bathroom, semi detached family house situated in a nice elevated position at the North End of Osmotherley. Externally the property is pebble dashed to the upper storey and enjoys parking to front together with access to the integral garage. At the rear the property opens out onto a sunken courtyard / patio which is gravelled with retaining walls around offering a high degree of privacy. There are steps to one side with wrought iron railings leading up to the main rear garden which is elevated and has flagged patio area opening out onto lawned garden with greenhouse, shrub borders to either side, exposed stone wall to one side, hedge boundary to the other and rises up to rear patio with pergola and access to an outside shed. The rear gardens elevation provides stunning views out across Osmotherley village.

Internally the property enjoys immaculately presented, well laid out and spacious four bedroomed accommodation with on the ground floor good sized sitting room, separate living room with archway through to large double glazed conservatory, a quality fitted kitchen with a host of quality appliances, attached garage with boiler and utility area to rear which opens out onto the rear gardens. On the first floor the property enjoys the benefit of four bedrooms together with bathroom and shower room.

ACCOMMODATION

In from the front over block paving offering hardstanding and giving access to the attached garage.

Up brick steps through UPVC sealed unit double glazed front door with central etched glass panel with etched glass lights to side into

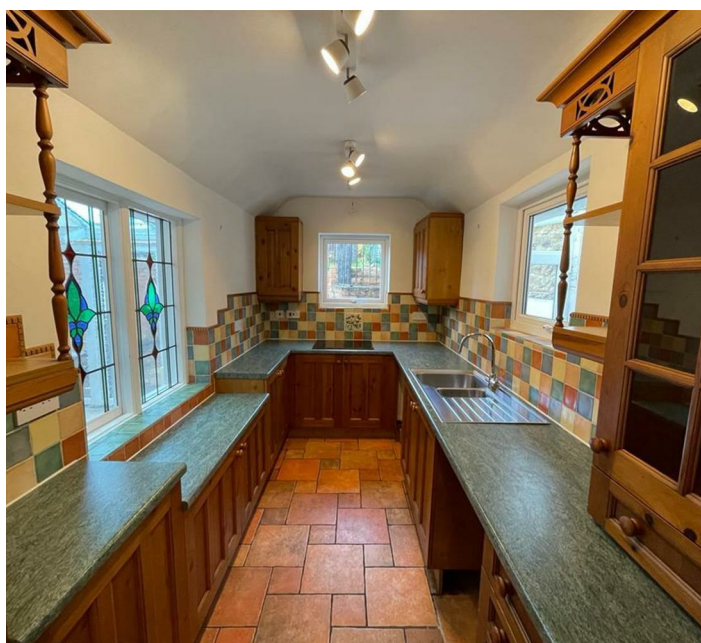
Entrance Hall
4.54m x 1.88 (14'11" x 6'2") narrowing to 1.22m (4')
Matwell. Telephone point. Stairs to first floor. Ceiling light point. Radiator. Access at the rear to kitchen and living room. Stained and polished panelled door giving access to:

Front Sitting Room
3.93m x 3.91m (12'11" x 12'10") max into bay window
Coved corniced ceiling. Centre ceiling rose and light point. Feature fireplace comprising stained and polished oak surround and mantel shelf, tiled hearth, tiled backplate. Hearth mounted electric fire. TV point. Double radiator.

Living Room
3.91m x 3.57m (12'10" x 11'9")
Centre ceiling light point. Coved ceiling. Double radiator. Telephone point. Chimney breast with tiled hearth. Inset wood burning stove. TV point. Archway through to:

Conservatory
3.32m x 3.50m (10'11" x 11'6")
With wood laminate floor. Clear glazed ceiling. Leaded glass sliding window through from the kitchen. Full height French doors out to the rear garden and seating area. Centre ceiling light point. Power points.

Kitchen /Breakfast Room
6.37m x 2.33m (20'11" x 7'8")
Fully tiled floor at one end. Radiator. Ceiling light point. Painted panelled ceiling. Door to good sized understairs store cupboard 8'6" x 2'7" of useable space with shelving. Side UPVC sealed unit double glazed access door to the garage. The kitchen is polished pine comprising a good range of base and wall cupboards, granite effect work surfaces with inset 1 ½ bowl single drainer stainless steel sink unit with mixer tap over. Space and plumbing for washing machine. Space for additional appliance. Unit inset four ring Bosch schott ceran induction hob. Window to rear. Two ceiling light spots. Glass fronted internal glass shelved display cabinet. Inset Zanussi brushed steel and glass eye level double oven and grill. Harlequin tiled splashbacks. TV point. Door gives access to the garage.



Half Landing
Giving access to Bedroom & Shower Room

Bedroom No. 3
3.05m x 2.59m (10' x 8'6")
Ceiling light point. Radiator.

Shower Room
2.13m x 1.75m (7' x 5'9") max
Quality white suite comprising corner shower cubicle with curved sliding doors, internal shower panelled walls and a wall mounted Mira Sport thermostatically controlled electric shower. Tiled floor. Fully tiled walls with inset display tiles. Wall mounted extractor. Wall mounted shaver mirror. Wall mounted dual heated towel rail. Heritage suite comprising white pedestal wash basin and matching WC. Flush mounted ceiling light point.

From the Half landing is access to:

Main Landing
2.84m x 1.22m (9'4" x 4")
Radiator. Gives access to:

Bedroom No. 1 (back)
3.88m x 3.66m (12'9" x 12') max
Into wall length bedroom furniture comprising wardrobes with a good mix of shelved storage and clothes hanging rails. Double radiator. Ceiling light point. Tremendous views over rear gardens.

Bedroom No. 2
3.68m x 3.32m (12'1" x 10'11")
With fitted original picture rail. Chimney breast alcove recess shelved store cupboard. Ceiling light point. Radiator.

Bedroom No. 4.
2.15m x 2.18m (7'1" x 7'2")
Radiator. Ceiling light point.

Bathroom
2.15m x 2.05m (7'1" x 6'9")
With a cream suite comprising corner mahogany panelled bath with fitted shower rail. Wall mounted Mira Sport electric shower. Matching pedestal wash basin and WC. Fully tiled with a contrasting floral tiled dado rail. Double radiator. Ceiling light point. Wall mounted Oracstar extractor. Wall mounted shaving mirror. Corner louvre door fronted store cupboard.

OUTSIDE

Integral Garage
7.32m x 2.81m (24' x 9'3") narrowing to 1.83m (6')
Up and over door to the front. Good sized garage with space for storage at the rear. Light and power. Archway through to:

Utility / Boiler Room
3.55m x 1.57m (11'8" x 5'2")
Floor mounted Trianco oil fired central heating boiler. Power point. Wall mounted light point. UPVC sealed unit double glazed door out to rear with upper clear glass panel.

Gardens
Parking to the front and access to the integral garage. At the rear the property opens out onto a sunken courtyard / patio which is gravelled with retaining walls around offering a high degree of privacy. There are steps to one side with wrought iron railings leading up to the main rear garden which is elevated and has flagged patio area opening out onto lawned garden with greenhouse, shrub borders to either side, exposed stone wall to one side, hedge boundary to the other and rises up to rear patio with pergola and access to an outside shed. The rear gardens elevation provides stunning views out across Osmotherley village.

Shed
8'2" x 14"

GENERAL REMARKS & STIPULATIONS

VIEWING
By appointment with the Agents - Northallerton Estate Agency - tel. no. 01609 - 771959.

SERVICES
Mains water, electricity, gas and drainage.

COUNCIL TAX BAND - D

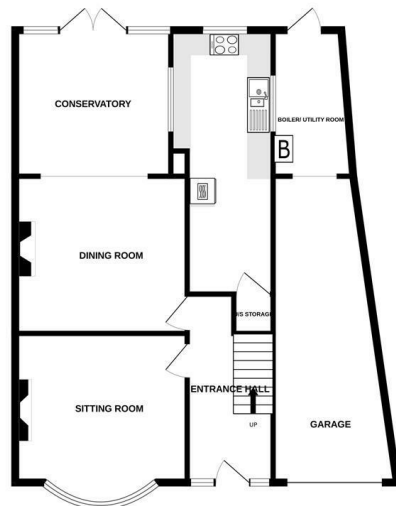
EPC - E





GROUND FLOOR

1ST FLOOR



NORTH END, OSMOTHERLEY, NORTHALLERTON

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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- 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.