



GRANARY COTTAGE, 2A SCHOOL LANE,
OSMOTHERLEY
£300,000



Northallerton
Estate Agency



Granary Cottage

Osmotherley, DL6 3BW

GRANARY COTTAGE IS A WELL LAID OUT AND SPACIOUS 2-BEDROOM STONE-BUILT COTTAGE WITH PANTILE ROOF IN A HIGHLY SOUGHT AFTER VILLAGE LOCATION CLOSE TO ATTRACTIVE COUNTRYSIDE AND VERY CONVENIENTLY POSITIONED FOR THE A19. THE PROPERTY ENJOYS UVPC DOUBLE GLAZING, OIL FIRED CENTRAL HEATING, WOOD BURNER AND PARKING.

- 2-BEDROOM
- COUNCIL TAX BAND C
- CONVENIENT ACCESS TO A19
- CHAIN FREE
- PRIVATE PARKING SPACE
- OIL FIRED CENTRAL HEATING



ENTRANCE HALL

COVED CEILING, CENTRE CEILING LIGHT POINT, WOOD LAMINATE FLOOR, ENTRANCE TO DINING ROOM, SLIDING DOOR TO KITCHEN.

DINING ROOM

WOOD LAMINATE FLOOR, DOUBLE RADIATOR, COVED CEILING, CENTRE CEILING LIGHT POINT, RECESSED DISPLAY SHELVING.

KITCHEN

TILED FLOOR, CENTRE CEILING LIGHT POINT, RANGE OF BASE AND WALL CUPBOARDS, GRANITE EFFECT WORKSURFACE WITH INSET SINGLE DRAIN SINGLE BOWL STAINLESS STEEL SINK UNIT, SPACE AND POINT FOR ELECTRIC COOKER, SPACE AND PLUMBING FOR WASHING MACHINE, TILED SPLASHBACKS, FLOOR MOUNTED WORCESTER BOSCH OIL FIRED CENTRAL HEATING CONDENSING BOILER.

LIVING ROOM

BEAMED CEILING, TWO CEILING LIGHT POINTS, TWO DOUBLE RADIATORS, TV AND PHONE POINT, UVPC DOUBLE GLAZING FULL HEIGHT FRENCH DOORS OUT WITH CLEAR GLAZED LIGHTS TO SIDE, WOOD BURNING STOVE ON A SLATE HEARTH WITH STONE SURROUND AND MANTLE SHELF, USEFUL UNDERSTAIRS STORAGE CUPBOARD WITH TWIN DOORS.

SHOWER ROOM

GROUND FLOOR SHOWER ROOM COMPRISING WHITE SUITE WITH CORNER SHOWER CUBICLE WITH CURVED SLIDING DOORS AND BOARDED WALLS, WALL MOUNTED TRITON ELECTRIC SHOWER, MATCHING WASHBASIN AND DUO FLUSH TOILET, TILED SPLASHBACKS TO WASHBASIN, SHAVING MIRROR, CEILING MOUNTED LIGHT, WALL MOUNTED EXTRACTOR FAN.

UPSTAIRS LANDING

WALL CUPBOARD, LOFT ACCESS WITH RETRACTABLE LADDER TO SPACIOUS LOFT SPACE.

BEDROOM 1

TWO CEILING LIGHT POINTS, TWO RADIATORS, FITTED WARDROBES WITH RAILS AND SHELVES, VIEWS OUT ONTO GARDEN AND ACROSS OPEN FARMLAND.

BEDROOM 2

STAINED AND POLISHED WOOD FLOOR, CEILING LIGHT POINT, RADIATOR.

SHOWER ROOM

FIRST FLOOR SHOWER ROOM COMPRISING TILED LAMINATE FLOOR, FULLY TILED TO TWO SIDES, CORNER SHOWER CUBICLE WITH CURVED SLIDING DOORS, FULLY TILED WITH AN ELECTRIC SHOWER, UNIT INSET WASHBASIN WITH CUPBOARD STORAGE BENEATH, DUO FLUSH TOILET, WALL MOUNTED SHAVER SOCKET AND MIRROR FRONTED BATHROOM CABINET, CEILING LIGHT POINT AND RADIATOR, CUPBOARD HOUSING HOT WATER TANK.

GARDEN

FRONT OF THE PROPERTY COMPRISES OF CONCRETE PARKING AREA WITH BRICK BORDERS AND BIN STORAGE. REAR GARDEN IS LAID SLATE PATIO AREA WITH SHRUB BORDERS TO SIDE, STEP DOWN TO CHIPPINGS AREA WITH SHRUB BORDERS TO EITHER SIDE AND STONE STEPS DOWN THROUGH TERRACED GARDEN LEADING TO FURTHER GARDEN AREA WHERE THERE IS A SHED AND GREENHOUSE.

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

TENURE - FREEHOLD
SERVICES - OIL, WATER, ELECTRIC & DRAINAGE
NYCC TAX BAND - C
EPC - E



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

The floor plan of the second floor is shown in a light yellow color. It includes a large sitting room (18'6" x 16'10", 5.64m x 5.13m) with a fireplace and a bay window. A staircase leads up from the sitting room. The shower room (6'3" x 4'5", 1.91m x 1.33m) is located next to the sitting room. The kitchen (11'2" x 9'9", 3.40m x 2.06m) features a sink, stove, and refrigerator. The dining room (10'9" x 7'10", 3.28m x 2.40m) is adjacent to the kitchen. The entrance hall (5'0" x 6'0", 1.52m x 1.83m) provides access to the other rooms. A bathroom (5'0" x 6'0", 1.52m x 1.83m) is also located near the entrance hall. The plan is labeled with 'UP' for the staircase and 'U/S' for the utility space.

SITTING ROOM
18'6" x 16'10"
5.64m x 5.13m

SHOWER ROOM
6'3" x 4'5"
1.91m x 1.33m

KITCHEN
11'2" x 9'9"
3.40m x 2.06m

DINING ROOM
10'9" x 7'10"
3.28m x 2.40m

UP

U/S

B

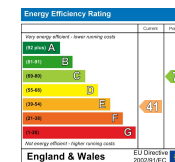
ENTRANCE HALL

Floor plan of the second floor:

- BEDROOM 1**
17'0" x 12'0"
5.18m x 3.66m
- BEDROOM 2**
11'2" x 8'6"
3.40m x 2.59m
Bedroom 2
- SHOWER ROOM**
8'5" x 7'0"
2.56m x 2.13m
- LANDING**
DOWN

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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