

S.4782



Northallerton Estate Agency

No 4 The Old School, Newby Wiske Northallerton DL6 8EY



An Opportunity to Purchase a Well Laid Out & Spacious, Very Conveniently Positioned Two Bedroomed Mid Terraced Country Cottage Forming Part of a Former School with Scope for Updating & Modernisation Situated in an Attractive Sought After Semi Rural Village

**Architecturally Attractive
Garden & Parking Area to Rear
Semi Rural Convenient Location**

**Electric Night Storage Heating
Within Easy Travelling Distance of Good
Local Amenities**

**Offers in the Region of £135,000
Chain Free & Available for Early Completion**

No 4, The Old School House, Newby Wiske, Northallerton DL6 8EY

SITUATION

Northallerton	5 miles	Thirsk	7 miles
A.1	8 miles	A.19	9 miles
Darlington	21 miles	Yarm	20 miles
Ripon	14 miles	Leeds	47 miles
York	28 miles	Catterick	12 miles
Teesside	30 miles		

No 4, The Old School House is situated in the centre of the picturesque village of Newby Wiske where it enjoys a very convenient and accessible location approximately five miles from Northallerton and seven miles from Thirsk, both of which enjoy a comprehensive range of educational, recreational and medical facilities together with weekly markets and thriving High Streets.

The village enjoys excellent transport via the A.19 and A.1 trunk roads which bring Newcastle, Teesside, Leeds and surrounding centres within easy commuting distance and also allow access to the North Yorkshire Moors and Dales.

Within Northallerton and Thirsk there are a full and comprehensive range of services with additional facilities available in Darlington, Ripon and Harrogate which are within easy travelling distance. There is a main line train station at Northallerton bringing London within 2 ½ hours commuting time and additionally via the Transpennine route that calls at this station there is direct access to Newcastle, Middlesbrough, Leeds, Manchester and Liverpool. International Airports can be found at Newcastle, Teesside, Leeds/Bradford.

Newby Wiske lies in a particularly attractive area of countryside and is situated within easy travelling distance of the Yorkshire Moors and Dales where much renowned walking, riding and leisure activities can be found. Additionally the property is within an hour of the coast at Whitby, Scarborough and Redcar. V

Schools - The property is within walking distance of the Primary School at South Otterington and additional renowned Primary Schools are available at Northallerton and Thirsk and the property is within easy travelling distance of a number of Primary Schools within the local villages. Local comprehensive schools can be found at Northallerton and Thirsk. Independent schools at Teesside High, Queen Mary's at Baldersby, Ampleforth, Cundall Manor.

DESCRIPTION

The property comprises a two bedroomed mid terraced cottage forming part of a Former Village School which comes with the benefit of well laid out and spacious two bedroomed accommodation with scope for updating and modernisation situated in an attractive rural village with the benefit of area to rear suitable for gardens and parking.

Early inspection recommended. Please note the property is available to purchase in conjunction with the Former School Masters House, Should the discerning purchaser wish to develop a larger property.

ACCOMMODATION

Kitchen / Diner
4.5m x 3.2m

Utility Room / Pantry
2m x 1.3m

From the Kitchen into Sitting Room past:

Understairs Store
1.5m x 1m

Sitting Room
4.5m x 4.1m

Stairs to First floor with original balustrade and panels leading up to;

First floor Landing

Master Bedroom
4.4m x 4m

Bedroom No. 2
3.7m x 2.7m

Bathroom
2.7m x 1.7m

GENERAL REMARKS & STIPULATIONS

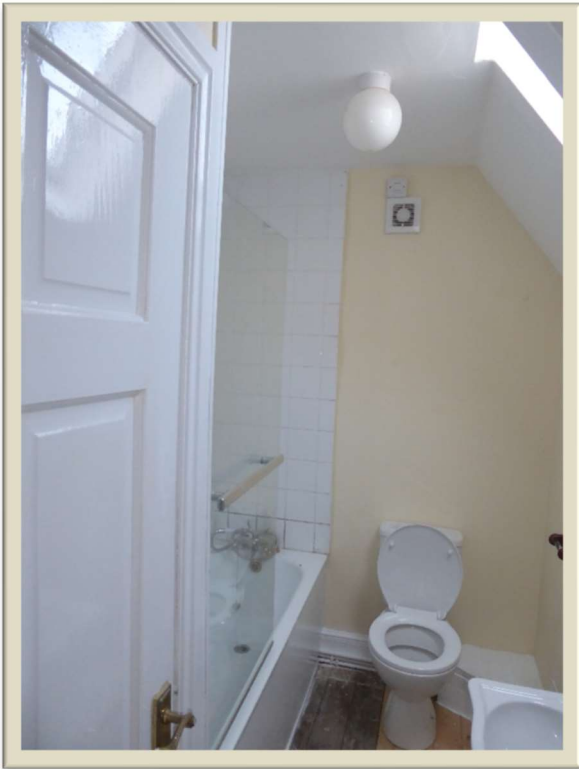
VIEWING – Strictly by appointment through Northallerton Estate Agency – Tel: (01609 771959).

TENURE – Freehold with Vacant Possession upon Completion.

SERVICES - Mains Water, electricity and drainage.

RIGHT OF WAY- the property will enjoy a vehicular right of way to the rear, shown on the attached plan.





COMMITMENT

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- 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.