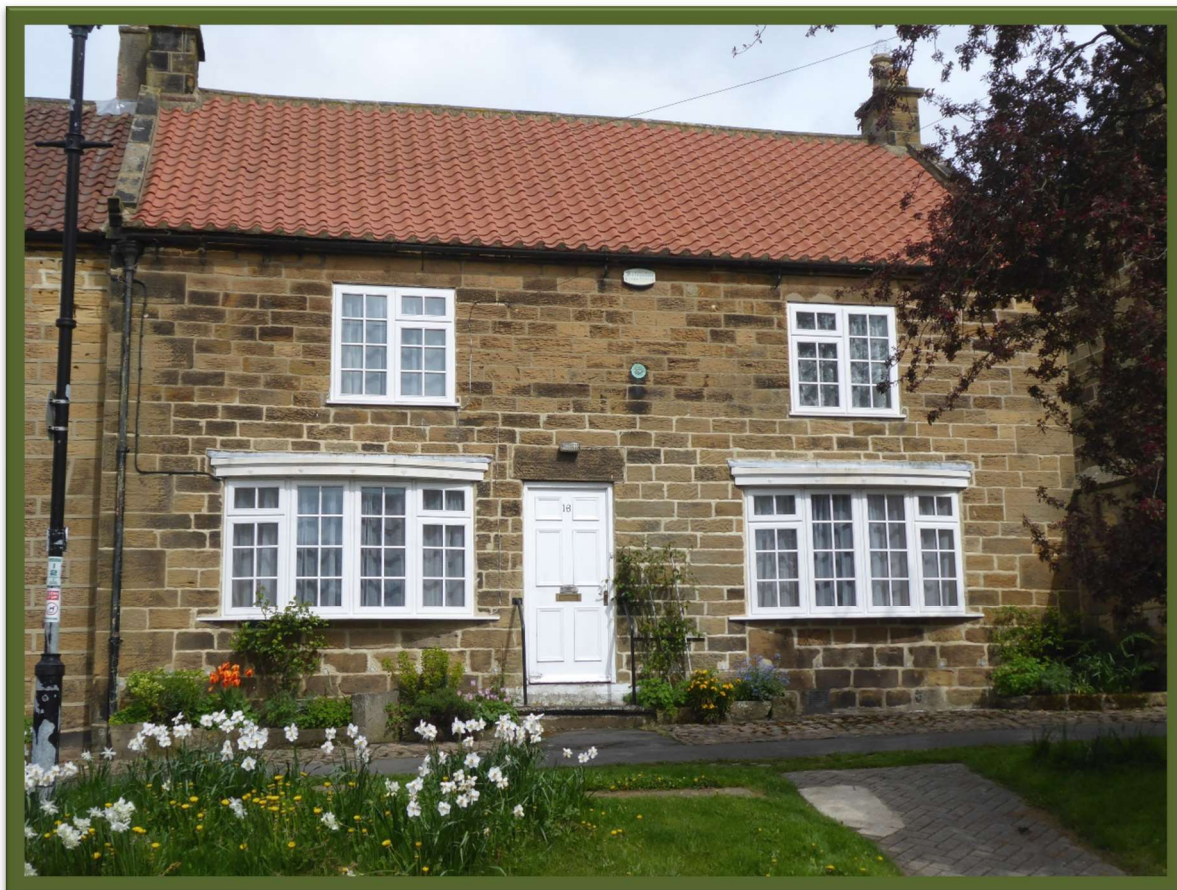


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Northallerton Estate Agency

16 WEST END OSMOTHERLEY, NORTHALLERTON DL6 3AA



A Substantial Three Bedroomed, Stone Built Village Residence of Character & Distinction Situated in the Slightly Elevated Position in the Centre of this Highly Sought After North Yorkshire Village with Tremendous Scope for Updating, Modernisation & Extension

Architecturally Attractive Stone Built House
Great Scope for Updating & Modernisation
Well Laid Out 3-Bed Accommodation

Private Enclosed Good Sized Cottage Gardens
Scope for Extension Subject to PP's
Walking Distance of Village Centre

Offers in the Region of: £350,000

16 West End, Osmotherley, Northallerton DL6 3AA

SITUATION

Northallerton	8 miles	A.19	1 mile
Teesside	15 miles	Thirsk	8 miles
A.1	10 miles	Yarm	12 miles
Leeds	40 miles	Newcastle	40 miles

16 West End enjoys an attractive elevated position at the popular west end of this highly sought after picturesque North Yorkshire village of Osmotherley which represents one of the most highly desirable villages 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 area.

The property is within walking distance of the village centre and its position enables it to take full advantage of all village amenities 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 several shops together with a well-respected primary school, Restaurants and public house. For a more comprehensive range of educational, recreational, health and amenity facilities the popular and thriving market town of 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 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.

A full and comprehensive range of educational, recreational and medical facilities together with shopping are available in the local markets of Northallerton and Thirsk. For larger town requirements Middlesbrough, Teesside and York are all within easy travelling distance.

AMENITIES

Racing – Can be enjoyed at Catterick, Ripon, Thirsk, York, Sedgfield, Beverley, Doncaster and Newcastle.

Shooting & Fishing – The property is attractively positioned in an area renowned for its quality shoots and good fishing being within the North York Moors National Park and a little further away, the Yorkshire Dales National Park and close to local rivers and ponds.

Golf - Can be enjoyed at Romanby (Northallerton), Bedale, Thirsk, Darlington, Richmond and Catterick

Walking & Cycling – the area is well served for cycling and walking with some particularly attractive countryside and scenery around the property. Osmotherley is a thriving centre for walkers and ramblers and those seeking to explore the delights of the Hambleton Hills and is close to Lyke Wake Walk and actually on the Cleveland Way.

Sport & Leisure Centre – Northallerton, Bedale, Richmond and Darlington. There are football, rugby and health clubs to be found at Northallerton, Yarm, and numerous venues in the Teesside area.

Shopping – market town shopping is available at Northallerton, Bedale, Thirsk, Darlington and Richmond, whilst major centres of Teesside, Leeds, Durham and York are all readily accessible.

Hospitals – the Friarage Hospital is a renowned local hospital situated within Northallerton.

Schools – the area is well served by good state and independent Schools. Local Primary School within the village of Osmotherley. Additional Primary Schools at Northallerton, and Brompton. Comprehensive Schools are at Northallerton, Richmond and Darlington and Stokesley. Independent Schools include Polam Hall (Darlington), Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby, Cundall Manor, Sedburgh and Barnard Castle.

DESCRIPTION

16 West End, Osmotherley comprises a substantial, stone built with clay pantile roof three bedroomed semi detached village residence.

Externally the property enjoys to the front a cobbled sitting area with stone edged raised bed, steps up to the front door whilst to the rear the property enjoys a good sized, fully enclosed cottage garden with a number of raised beds with stone steps to side and a mix of stone wall and post and plank fencing.

Internally the property at present enjoys the benefit of UPVC sealed unit double glazed Georgian style windows to front with secondary glazed windows to rear. The heating is provided at present via night storage heaters. The accommodation is well laid out and spacious, being double fronted with two good reception rooms on the ground floor together with well fitted kitchen and a substantial utility / work room to rear with concrete patio to side offering tremendous scope for extension subject to purchasers requirements and any necessary planning permissions. On the first floor there are three double bedrooms together with bathroom and separate WC. The property enjoys the benefit of a pressurised hot water system.

The offering of **16 West End** presents an all too rare opportunity for the discerning purchaser looking to acquire a substantial family house in a highly sought after North Yorkshire village location.

ACCOMMODATION

In through front door into:

Entrance Vestibule

1.16m x 1.13m (3'10" x 3'9")

Beamed ceiling. Centre ceiling light point. Opaque window to side allowing natural light into sitting room. Multi paned opaque glazed door into:

Sitting Room

6.32m x 4.57m (20'9" x 15') narrowing to 2.59m (8'6") at rear

Heavily beamed with four wall light points. Floor mounted night storage heater. Feature tiled fireplace, mantel shelf and hearth with an open grate. TV and telephone points. Bay window to front. Door to:

Good Sized Understairs Store Cupboard / Cloaks

1.88m x 0.78m (6'2" x 2'7") max

Flush mounted ceiling light point. Cloaks hanging hooks.

Door from Sitting Room to:

Dining Room

4.16m x 3.83m (13'8" x 12'7")

Beamed ceiling. Three wall light points. Serving hatch through to kitchen. Feature fireplace comprising oak surround, mantel shelf with a mini tiled hearth and a backplate. Cast internal surround with brass hood. Open grate (presently boarded). Window onto front. Night storage heater.

Door from the rear of the Sitting Room gives access to:

Kitchen

3.96m x 2.28m (13' x 7'6")

Range of base and wall cupboards. Work surfaces with inset four ring Zanussi electric hob with matching Zanussi oven and grill beneath. Space and plumbing for dishwasher. Under unit area for appliances. Telephone point. Ceiling light point. Laminate floor. Inset double bowl sink unit.

Rear of Sitting Room gives access to:

Rear Entrance

1.01m x 1.52m (3'4" x 5')

With a door to outside with upper etched glass panel. Inset matwell. Hanging hooks. Door to Utility Room. Door to:

Additional Storage Cupboard

Door to:

Utility Room

2.74m x 3.37m (9' x 11'1")

With space and plumbing for washing machine. Plinth mounted Belfast sink with tiled splashback. Panelled ceiling with ceiling light point. Wall mounted hanging hooks. Built in base unit with cupboard and drawer storage plus useful under unit storage area. Wall mounted store cupboard with shelving beneath. This room offers tremendous potential for additional residential accommodation.

From the Sitting Room are:

Stairs to First Floor with pine balustrade and spindles with a central turn leading up to:

First Floor Landing

5.05m x 1.01m (16'7" x 3'4")

With a Creda night storage heater. Overstairs linen cupboard with light.

Bedroom No. 1

4.57m x 3.50m (15' x 11'6")

Window to front. Centre light point. Chimney breast with a fitted double wardrobe with drawer storage beneath. Centre light point and overbed light pull.

Bedroom No. 2

3.81m x 3.52m (12'6" x 11'7")

Centre light point. Overbed light pull. Former fireplace with exposed mantel shelf.

Bedroom No. 3

2.81m x 2.79m (9'3" x 9'2")

Centre light point. Overbed light pull. Attic access. Window overlooking rear garden.

Bathroom

3.01m x 1.67m (9'11" x 5'6")

With panelled enamelled bath. Fully tiled around with a Mira Excel mains shower and fitted folding shower screen. Fully tiled wall to one side with pedestal wash basin and mirror. Centre heater/light point. Mirror fronted bathroom cabinet. Secondary glazed window at rear. Built in airing cupboard housing a Tribune Premier pressurised hot water system on Economy 7.

Separate WC

1.64m x 0.86m (5'5 x 2'10")

With slimline cistern. Duoflush WC. Ceiling light point. Window to rear.

Outside

At the rear and there is a concrete yard area and then steps up to raised rear terraced cottage gardens comprising an attractive mix of raised beds, established shrubs and rose bushes. Within the rear garden there is also fruit trees, a block pathway goes up the rear garden. There is a greenhouse in situ. The walls at the rear are stone to one side and post and panel fence

Greenhouse

2.74m x 1.83m (9' x 6')

With an internal bed.

Storage Shed

1.06m x 2.13m (3'6" x 7')

Gated access out onto a pedestrian right of way through the neighbouring property and giving access down to the street level for bins etc.

GENERAL REMARKS & STIPULATIONS

VIEWING

By appointment with Northallerton Estate Agency _ Tel (01609) 771959

SERVICES

Mains Water, Electricity and Drainage. Night Storage Heating.

COUNCIL TAX

We are verbally informed by Hambleton District Council that the Council Tax Band is **D**.

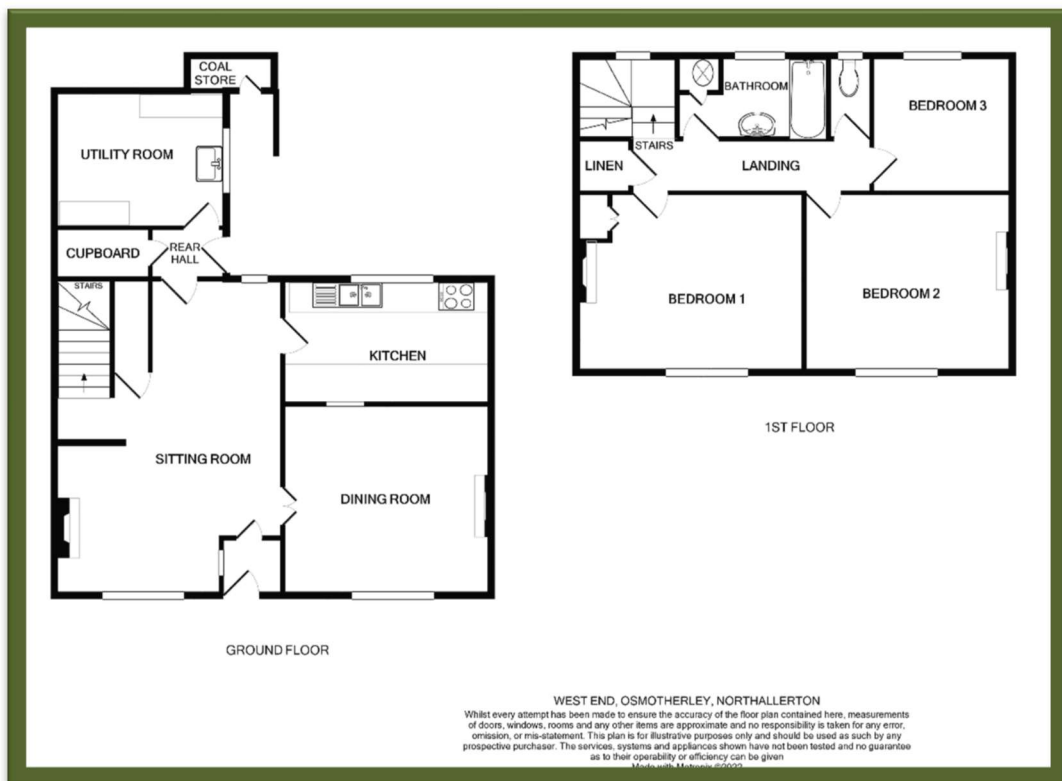
TENURE

Freehold with Vacant Possession.

RIGHT OF WAY

The property does enjoy a right of way over the neighbouring property for pedestrian access to include the removal of bins etc.





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.