



Great Smeaton, Northallerton, DL6 2EH

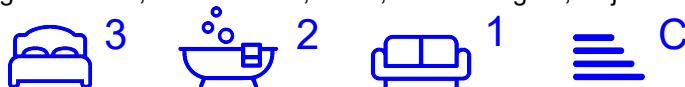
A contemporary mid-terrace three-bedroom cottage situated in the charming village of Great Smeaton offering open plan living with parking and garden to the rear.

The ground floor features a generously sized lounge with a bay window at the front, providing views of the village church. It seamlessly flows into the kitchen/dining room and a convenient downstairs W/C. The kitchen is equipped with shaker style units and an integrated double oven and hob. Two windows overlook the enclosed rear courtyard, with an expansive lawned garden lying beyond.

On the upper floor, you'll find three bedrooms, including a master bedroom boasting an en-suite bathroom and double French doors leading to the rear balcony, with views across picturesque countryside. The family bathroom, equipped with an overhead shower, adds the finishing touch to this property.

Great Smeaton village provides essential amenities such as a public house, church, and primary school. Additionally, its convenient location ensures easy access to nearby towns including Richmond, Northallerton, Yarm, and Darlington, all just a short drive away.

Asking Price £195,000



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LOUNGE

17'8 x 12'3 (5.38m x 3.73m)

CLOAKROOM/WC

KITCHEN/DINING ROOM

19'3 x 17'7 (5.87m x 5.36m)

LANDING

MASTER BEDROOM

14'3 x 10'7 (4.34m x 3.23m)

EN-SUITE

9'10 x 2'11 (3.00m x 0.89m)

BEDROOM TWO

11'11 x 8'8 (3.63m x 2.64m)

BEDROOM THREE

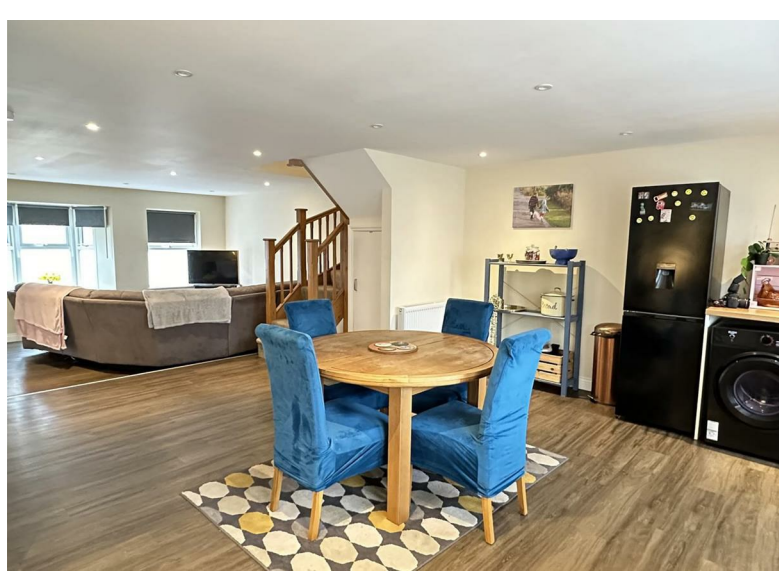
11'10 x 8'6 (3.61m x 2.59m)

BATHROOM

6'6 x 5'7 (1.98m x 1.70m)

AML PROCEDURE

To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc. VAT), for each buyer, to cover this process. These fees are payable before we can progress an agreed sale.

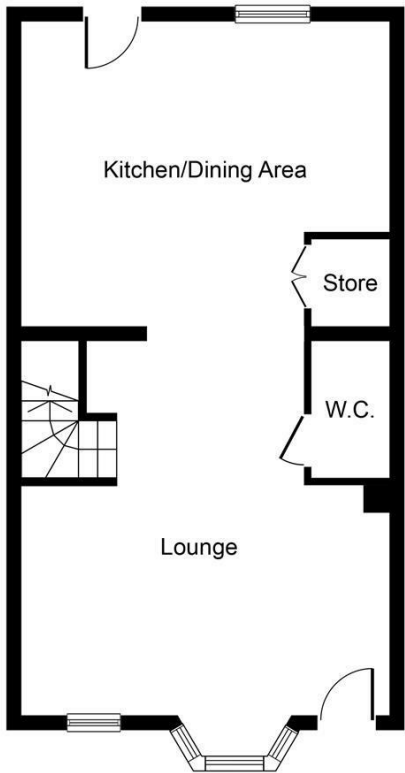
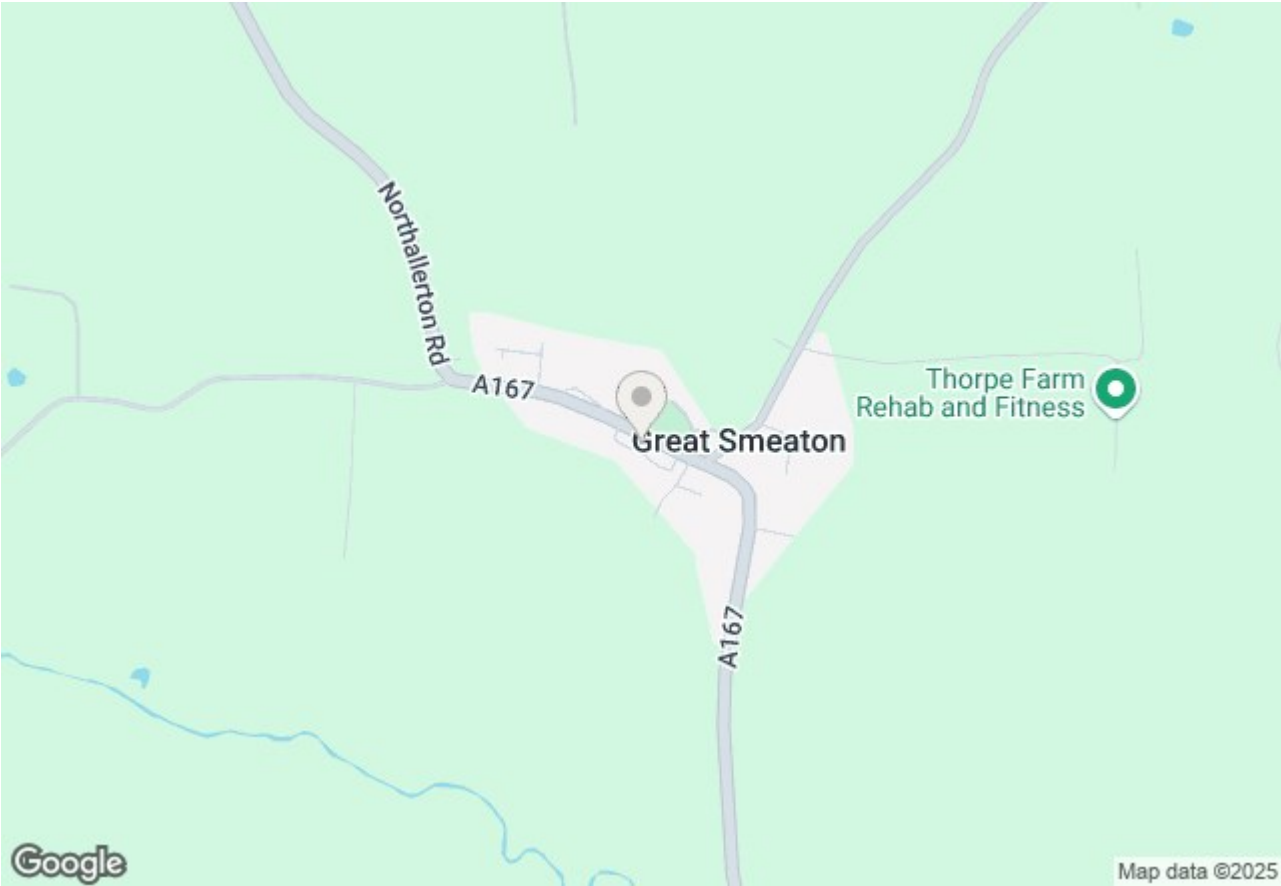


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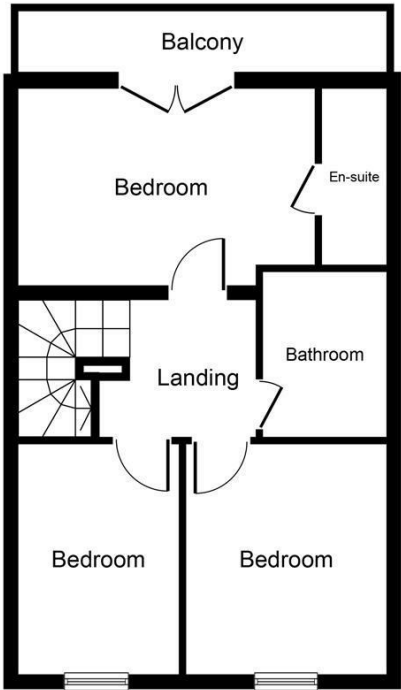




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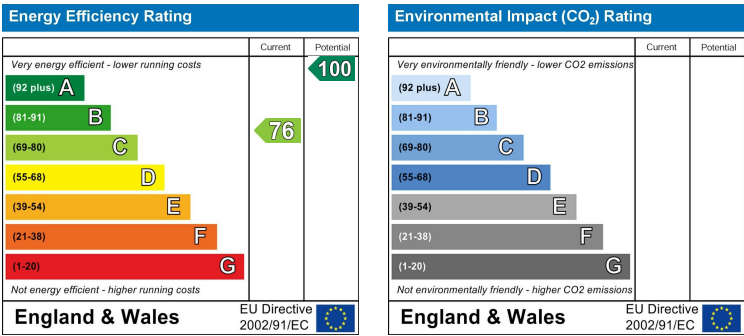
Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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VIEWING

Please contact us on 01642 248248 if you wish to arrange a viewing or would like more information.

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