



## Great Smeaton, DL6 2EH

Located in the village of Great Smeaton, this two bedroom mid-terrace cottage combines contemporary interiors with the charm of a rural setting. With parking for two vehicles, a south facing rear garden and far reaching countryside views, it offers a well presented home in a convenient yet peaceful location.

The ground floor offers open plan living, with a light and versatile lounge, dining, and kitchen space designed for modern lifestyles. The kitchen is fitted with classic shaker style units and includes an integrated double oven and hob, while a convenient downstairs WC adds practicality.

Upstairs, there are two double bedrooms, with the master enjoying the luxury of French doors that open onto a balcony, where views stretch across the rear garden and surrounding countryside. The family bathroom, complete with a shower over the bath, serves both bedrooms.

Great Smeaton itself is a sought after village offering a range of local amenities including a welcoming pub, a historic church, and a primary school, while larger towns such as Richmond, Northallerton, Yarm, and Darlington are just a short drive away. Available with no onward chain, the property also benefits from oil fired central heating and UPVC double glazing throughout.

£165,000



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LOUNGE/KITCHEN  
36'3" x 11'5" (11.05m x 3.48m)

WC  
7'5" x 3'1" (2.26m x 0.94m)

LANDING

BEDROOM ONE  
11'3" x 12'4" x 10'3" (3.43m x 3.76m x 3.12m)

BEDROOM TWO  
11'5" x 9'8" (3.48m x 2.95m)

BATHROOM  
7'9" x 5'4" (2.36m x 1.63m)

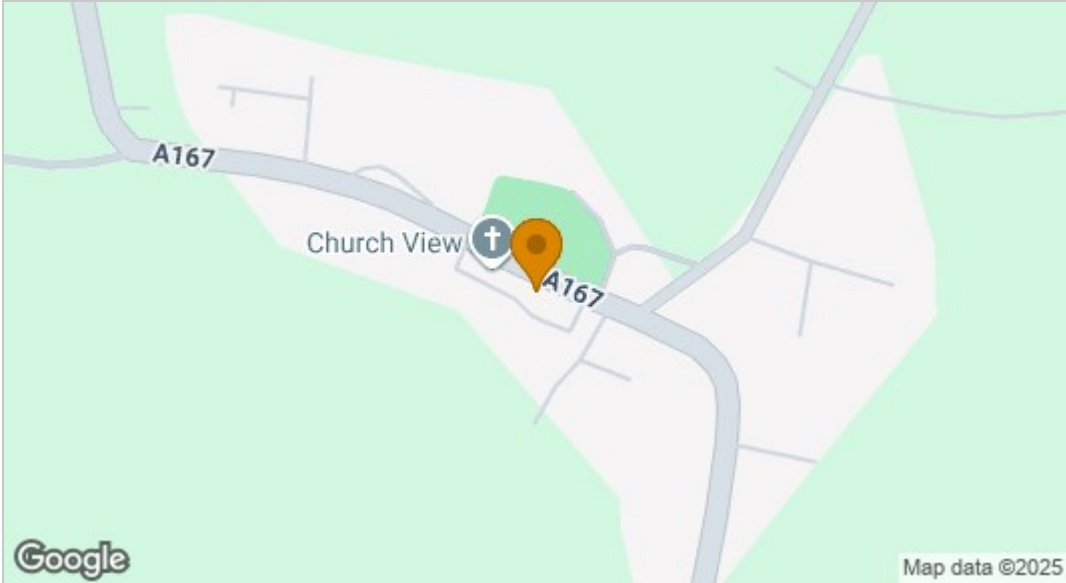
AML PROCEDURE  
To comply with anti-money laundering regulations (AML) all estate agents must be registered with HMRC. Gowland White complies with this legislation by using an online AML risk assessment company, approved by the UK Government. Please note that all buyers are charged a fee of £36.00 (inc.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



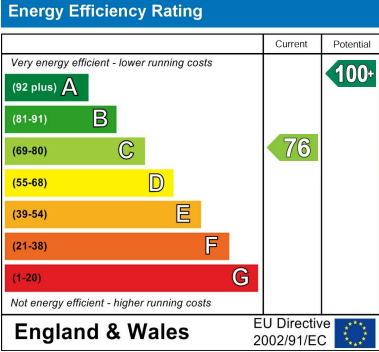




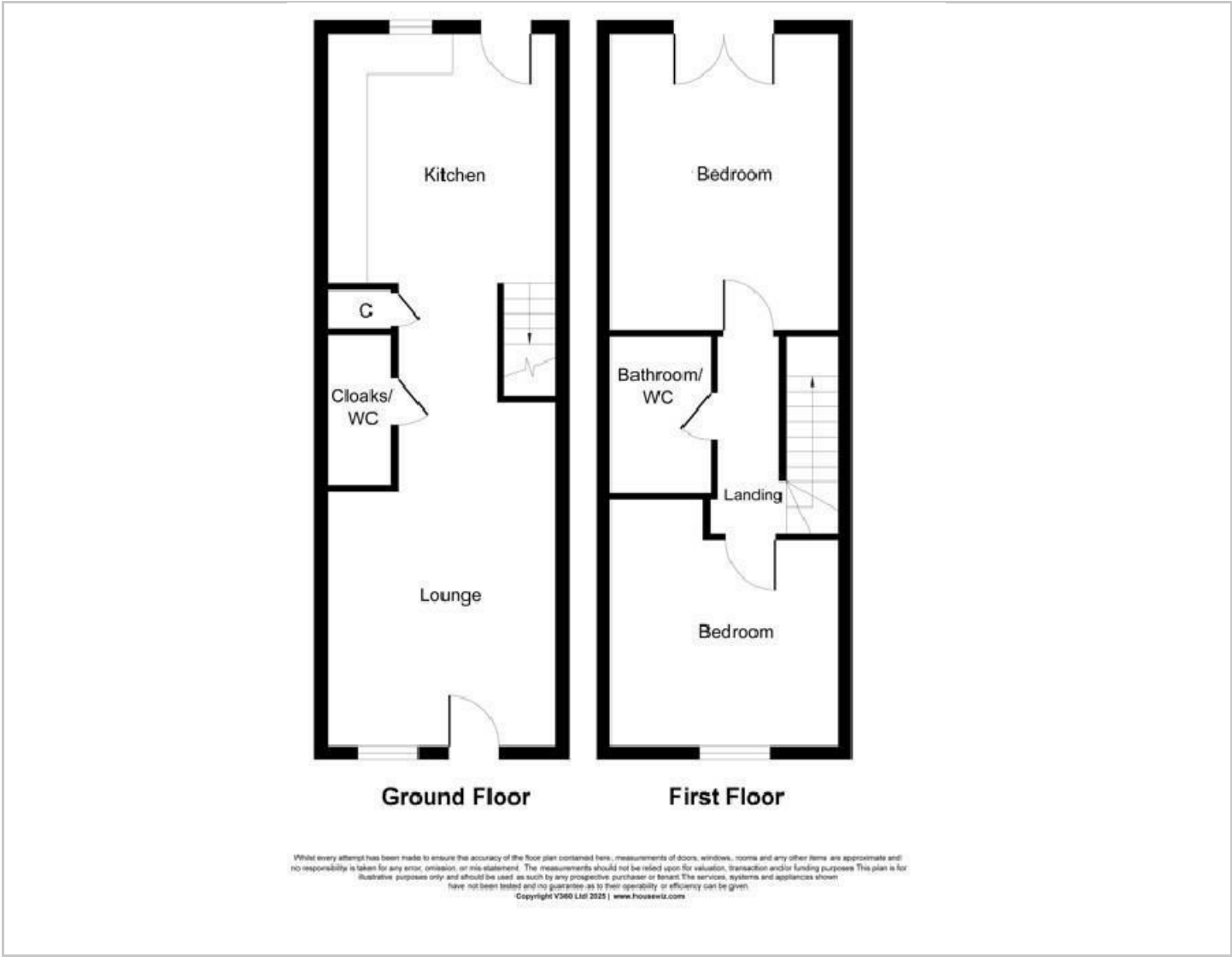
Map



EPC graph



Floor Plan



VIEWING

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

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