



ORCHARD HOUSE,  
ELLERBECK, NORTHALLERTON, DL6  
OFFERS IN THE REGION OF £525,000



Northallerton  
Estate Agency



# Orchard House,

## Northallerton, DL6

**A GENEROUSLY PROPORTIONED, SUBSTANTIAL, ATTRACTIVELY PRESENTED & APPOINTED FIVE BEDROOMED DETACHED FAMILY HOUSE OF CHARACTER & DISTINCTION SET IN SEMI-RURAL HAMLET WITHIN EASY REACH OF THE A19**

- UPVC Sealed Unit Double Glazing
  - Substantial Plot
- Lawned Gardens to Front & Rear
- Sought After Semi Rural Location
- Oil Fired Central Heating
- Attached Double Garage/Workshop/Office
- Scope for Numerous Residential Layouts
- Within Easy Reach of Northallerton & A.19



#### **Situation**

.191 mile Newcastle 40 miles  
 Northallerton 7 miles York 33 miles  
 A.110 mile Yarm 12 miles  
 Thirsk 8 miles Teesside 14 miles

Orchard House, Ellerbeck, is situated in the small hamlet of Ellerbeck on the outer edge of Osmotherley, within easy travelling distance of Northallerton, Thirsk, A19 and Teesside. The property enjoys a substantial plot, nicely set back from the minor road through the village with extensive rear views over farmland and across to open countryside.

This area represents a highly desirable rural area nestling at the foot of the Hambleton Hills. Property enjoys excellent access to the A19 and A1 trunk road and is easy commuting distance for Teesside, York, Leeds, Newcastle and surrounding areas and centres of commerce. Local services can be found in Osmotherley including shop, well respected primary school, restaurant, public house, and café.

For a more comprehensive range of educational, recreational, health & medical facilities the popular and thriving towns of Northallerton, Stokesley and Thirsk are within easy travelling distance. The property is within easy travelling distance of the Northallerton train station which links London to Edinburgh, which brings London within 2.5 hours travelling time. Additionally, via the Transpennine route, that also calls at Northallerton, there is access to York, Leeds, Manchester, Liverpool and direct access to Manchester Airport. Other International Airports can be found at Teesside, Leeds/Bradford

and Newcastle.

Schools - There is a well respected Primary School at Osmotherley, rated good by Ofsted, together with others at Northallerton and surrounding areas. Secondary schools can be found at Northallerton, Stokesley and Thirsk.

#### **General Remarks & Stipulations**

##### **VIEWING**

By appointment through Northallerton Estate Agency – Tel: (01609) 771959.

##### **TENURE**

Freehold with Vacant Possession upon completion.

##### **SERVICES**

Mains Water, Electricity, Oil Heating & Drainage.

##### **LOCAL AUTHORITY**

North Yorkshire Council,

##### **COUNCIL TAX BAND**

NYCC Tax Band is F

##### **EPC RATING - E**

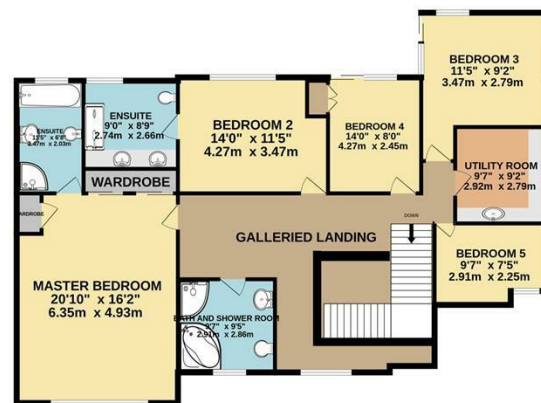


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR  
2408 sq.ft. (223.7 sq.m.) approx.



1ST FLOOR  
1560 sq.ft. (144.9 sq.m.) approx.



ELLERBECK, NORTHALLERTON, NORTH YORKSHIRE

TOTAL FLOOR AREA : 3968 sq.ft. (368.6 sq.m.) approx.

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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Energy Efficiency Rating	
Current	Potential
107 kWh/m <sup>2</sup> A	77 kWh/m <sup>2</sup> B
111 kWh/m <sup>2</sup> B	69 kWh/m <sup>2</sup> C
119 kWh/m <sup>2</sup> C	62 kWh/m <sup>2</sup> D
128 kWh/m <sup>2</sup> D	55 kWh/m <sup>2</sup> E
137 kWh/m <sup>2</sup> E	49 kWh/m <sup>2</sup> F
146 kWh/m <sup>2</sup> F	43 kWh/m <sup>2</sup> G
155 kWh/m <sup>2</sup> G	37 kWh/m <sup>2</sup> G

All energy related figures are based on standard assumptions.  
England & Wales  
EU Directive 2002/91/EC

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  - 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.
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