



**BRIARDALE, OSMOTHERLEY, DL6**

**OFFERS IN THE REGION OF £495,000**



**Northallerton**  
Estate Agency



# Briardale

Osmotherley, DL6

**A Particularly Attractive, Well Laid Out & Spacious 4-Bedroomed Extended Semi Detached Village Family Home in Highly Sought After North Yorkshire Village Location with Off Road Parking, Garage and Good Sized Gardens to Rear.**

- Desirable Village Centre Location
- Gardens to Rear
- Conservatory
- Garage
- UPVC Sealed Unit Double Glazing
- 4 Bedrooms



Briardale, 27 North End, Osmotherley comprises an architecturally attractive brick built with slate roof extended four bedroomed, 2 bathroom, semi detached family house situated in a nice elevated position at the North End of Osmotherley. Externally the property is pebble dashed to the upper storey and enjoys parking to front together with access to the integral garage. At the rear the property opens out onto a sunken courtyard / patio which is gravelled with retaining walls around offering a high degree of privacy. There are steps to one side with wrought iron railings leading up to the main rear garden which is elevated and has flagged patio area opening out onto lawned garden with greenhouse, shrub borders to either side, exposed stone wall to one side, hedge boundary to the other and rises up to rear patio with pergola and access to an outside shed. The rear gardens elevation provides stunning views out across Osmotherley village.

Internally the property enjoys immaculately presented, well laid out and spacious four bedroomed accommodation with on the ground floor good sized sitting room, separate living room with archway through to large double glazed conservatory, a quality fitted kitchen with a host of quality appliances, attached garage with boiler and utility area to rear which opens out onto the rear gardens. On the first floor the property enjoys the benefit of four bedrooms together with bathroom and shower room.

**Front Sitting Room**  
3.93m x 3.91m (12'11" x 12'10") max into bay window

**Living Room**  
3.91m x 3.57m (12'10" x 11'9")

**Conservatory**  
3.32m x 3.50m (10'11" x 11'6")

**Kitchen / Breakfast Room**  
6.37m x 2.33m (20'11" x 7'8")

**Bedroom No. 3**  
3.05m x 2.59m (10' x 8'6")

**Shower Room**  
2.13m x 1.75m (7' x 5'9") max

**Bedroom No. 1 (back)**  
3.88m x 3.66m (12'9" x 12") max

**Bedroom No. 2**  
3.68m x 3.32m (12'1" x 10'11")

**Bedroom No. 4**  
2.15m x 2.18m (7'1" x 7'2")

**Bathroom**  
2.15m x 2.05m (7'1" x 6'9")

**Integral Garage**  
7.32m x 2.81m (24' x 9'3") narrowing to 1.83m (6')

**Utility / Boiler Room**  
3.55m x 1.57m (11'8" x 5'2")  
Floor mounted Trianco oil fired central heating boiler. Power point. Wall mounted light point. UPVC sealed unit double glazed door out to rear with upper clear glass panel.

**Gardens**  
Parking to the front and access to the integral garage. At the rear the property opens out onto a sunken courtyard / patio which is gravelled with retaining walls around offering a high degree of privacy. There are steps to one side with wrought iron railings leading up to the main rear garden which is elevated and has flagged patio area opening out onto lawned garden with greenhouse, shrub borders to either side, exposed stone wall to one side, hedge boundary to the other and rises up to rear patio with pergola and access to an outside shed. The rear gardens elevation provides stunning views out across Osmotherley village.

**Shed**  
8'2" x 14"

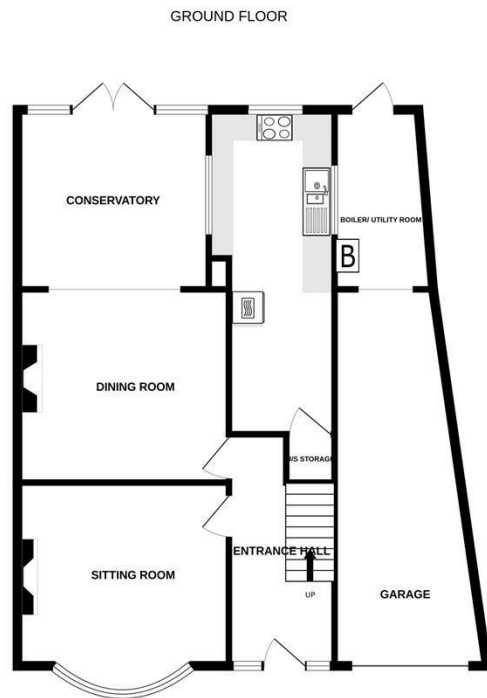
**SERVICES**  
Mains water, electricity, gas and drainage.

COUNCIL TAX BAND - D

EPC - E

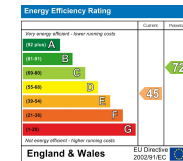


Call us to arrange a viewing on **01609 771959**



NORTH END, OSMOTHERLEY, NORTHALLERTON

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