



THE SMITHY, 20 BACK LANE,  
OSMOTHERLEY, NORTHALLERTON  
OFFERS OVER £250,000



Northallerton  
Estate Agency





# Back Lane

Northallerton, DL6 3BJ

**LOVELY 4 BEDROOM CHARACTER PROPERTY IN THE POPULAR VILLAGE OF OSMOTHERLEY.**

- CHAIN FREE
- VILLAGE LOCATION
- DETACHED
- GARAGE
- CHARACTER
- RURAL AREA
- REAR GARDEN
- 4 BEDROOMS



20 Back Lane is a lovely character property formerly the blacksmiths. The property boasts four bedrooms, garage and a rear patio area. Internally there is wonderful scope for updating and modernisation. The property benefits from exposed stone walls, beams and a superb inglenook fire place with an open grate. The kitchen comprises a range of base an wall cupboards with granite effect work surfaces and a candy four ring ceramic hob and oven and grill beneath. The garage houses plumbing for the washing machine. The bedrooms all enjoy a variety of fitted wardrobes with the two upstairs bedrooms boasting Velux windows. The shower room is complemented with tiled flooring and a Redring Expressions revive electric shower.

## VIEWING

By appointment through the Agents – Northallerton Estate Agency – Tel. no. (01609) – 771959.

TENURE - FREEHOLD

## SERVICES

Mains water and electricity.

NYCC COUNCIL TAX BAND - C





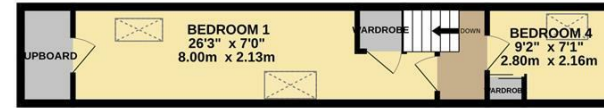
Call us to arrange a viewing on **01609 771959**



GROUND FLOOR  
900 sq.ft. (83.6 sq.m.) approx.



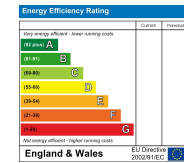
1ST FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



THE SMITHY, 20 BACK LANE OSMOTHERLEY, NORTH YORKSHIRE DL6 3BJ

TOTAL FLOOR AREA : 1198 sq.ft. (111.3 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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- 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.

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