



21 WEST END, OSMOTHERLEY

OFFERS IN EXCESS OF £170,000



Northallerton
Estate Agency



West End

Osmotherley, DL6 3AG

21 WEST END COTTAGE IS A ONE BEDROOM COTTAGE IN THE SOUGHT AFTER VILLAGE OF OSMOTHERLEY. THE PROPERTY IS IN NEED OF MODERNISATION AND IS OFFERED CHAIN FREE.

- CHAIN FREE
- ONE BEDROOM
- COUNCIL TAX BAND B
- RENOVATION PROJECT
- STUNNING VIEWS AND LOCATION
- IDEAL FIRST TIME BUYER HOME



LIVING ROOM

UPVC DOOR INTO A BEAMED CEILING ROOM WITH TV POINT, PHONE POINT, CEILING MOUNTED SPOTS, DOUBLE RADIATOR, FEATURE FIREPLACE WITH OPEN FIRE, LOT OF SHELVING AND AN ARCH INTO KITCHEN

KITCHEN

A RANGE OF LIGHT OAK WALL AND BASE UNITS, GRANITE WORKTOPS, INSET SINGLE SINK AND DRAINER WITH MIXER TAP, HOTPOINT 4 RING HOB AND ELECTRIC OVEN BELOW, SPACE FOR WASHING MACHINE, FLOOR MOUNTED GRANT OIL BOILER, TILED SPASH BACK, DOUBLE RADIATOR, UNDER STAIR STORAGE CUPBOARD. DOUBLE GLAZED WINDOW AND DOOR LEADING OUT TO THE REAR COURTYARD

LANDING

DOUBLE BALUSTRADE, CEILING LIGHT POINT, STORE CUPBOARD HOUSING WATER TANK AND CEILING LIGHT POINT INSIDE.

BEDROOM

GOOD SIZED WITH TRIPPLE MIRROR FRONTED WARDROBE, CEILING LIGHT POINT AIRING CUPBOARD, DOUBLE RADIATOR AND VIEWS OVER THE VILLAGE AND CHURCH YARD

BATHROOM

SLIPPER BATH WITH SHOWER ATTACHMENT, LOW LEVEL WC, WASH BASIN, MIRRORED CABINET, CEILING LIGHT SPOTS AND HEATED TOWEL RAIL

COURTYARD

RIGHT OF ACCESS FROM SCHOOL LANE, FORMER OUTBUILDING HOUSING A METAL OIL TANK (WHICH NEEDS REPLACING)

VIEWING - BY APPOINTMENT THROUGH THE AGENCY

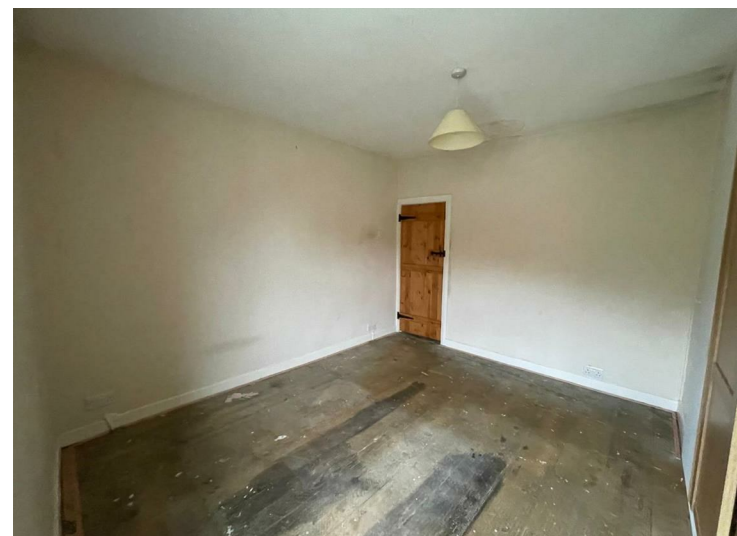
- Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - MAINS, WATER, ELECTRIC & DRAINAGE & OIL HEATING

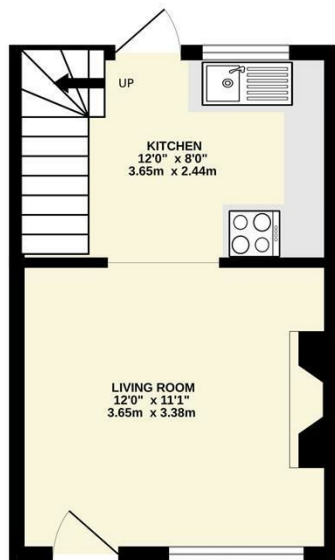
NYCC TAX BAND - B

EPC - TBC

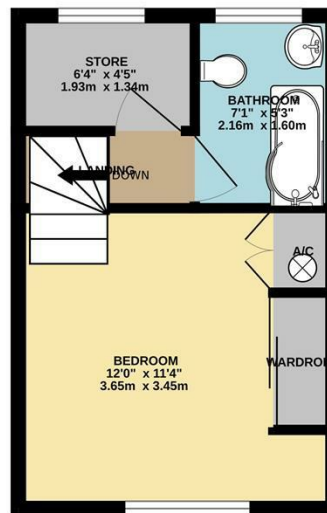


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
222 sq.ft. (20.6 sq.m.) approx.



1ST FLOOR
225 sq.ft. (20.9 sq.m.) approx.



21 WEST END, OSMOTHERLEY, NORTHALLERTON, DL6 3AG

TOTAL FLOOR AREA: 446 sq.ft. (41.5 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
Very energy efficient - lowest running costs 111-120 A 105-110 B 81-104 C 65-80 D 49-64 E 35-48 F 21-34 G 1-20 H			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.
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 - 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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