



TWO HOOTS, SOUTH OTTERINGTON,  
NORTHALLERTON  
OFFERS IN THE REGION OF £300,000



Northallerton  
Estate Agency





## Northallerton, DL7 9HG

**TWO HOOTS IS A WELL PRESENTED 3 BEDROOM BUNGALOW FACING THE VILLAGE GREEN IN SOUTH OTTERINGTON. THE VILLAGE BOASTS A GREAT SCHOOL, PUBLIC HOUSE AND CHURCH AND IS WITHIN 5 MINS DRIVE FROM NORTHALLERTON MARKET TOWN AND MAINLINE TRAIN STATION.**

- 3 BEDROOM
- GARAGE
- OIL FIRED CENTRAL HEATING
- SOLAR PANELS
- OFF ROAD PARKING
- VILLAGE LOCATION



### ENTRANCE HALL

WOOD LAMINATE FLOORING, FLUSH MOUNTED CEILING LIGHT POINT, LOFT ACCESS WITH A PULL DOWN LADDER AND RECESS SPACE WHICH WOULD BE GOOD FOR AN OFFICE OR SEATING AREA.

### SITTING ROOM

FEATURE FIREPLACE WITH MULTIBURN STOVE, DOUBLE RADIATOR, CEILING LIGHT POINT, TV POINT, TELEPHONE POINT.

### KITCHEN / DINING ROOM

TILED FLOOR, INSET 4 RING HOB AND OVEN AND GRILL BELOW, SPACE FOR WASHING MACHINE, SLIMLINE DISHWASHER AND FRIDGE FREEZER, SINGLE SINK AND DRAINER WITH QUALITY MIXER TAP, IN THE DINING ROOM AREA THERE IS A DOUBLE RADIATOR, CEILING LIGHT POINT UNDER UNIT WORCESTER FLOOR MOUNTED OIL BOILER AND A DISPLAY CABINET. DOOR OUT INTO REAR GARDEN

### BEDROOM 1

WOOD LAMINATE FLOORING, CEILING LIGHT POINT, RADIATOR

### BEDROOM 2

WOOD LAMINATE FLOORING, CEILING LIGHT POINT, RADIATOR VIEW TO THE REAR

### BEDROOM 3

WOOD LAMINATE FLOORING, CEILING LIGHT POINT, RADIATOR VIEW TO SIDE

### BATHROOM

BATH WITH MAINS SHOWER, WC, BASIN, CEILING LIGHT POINT AND RADIATOR.

### GARAGE

UP AND OVER DOOR WITH MAINS POWER

### GARDEN

POST AND PLANKED FENCING, SPACE AND BASE FOR SHED, LAWNS AND HARDSTANDING AREA.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY

- Tel. No. 01609 771959

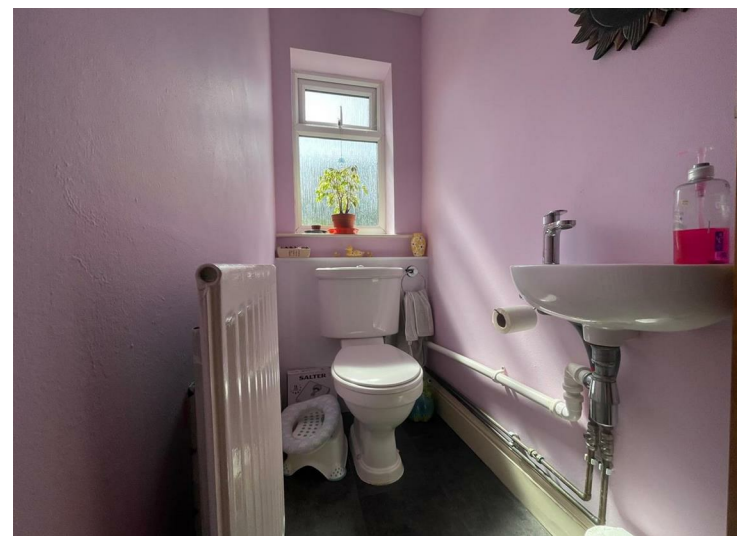
TENURE - FREEHOLD

SERVICES - WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - D

EPC - TBC





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



