



**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
- OIL FIRED CENTRAL HEATING
- OFF ROAD PARKING

- GARAGE
- SOLAR PANELS
- 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

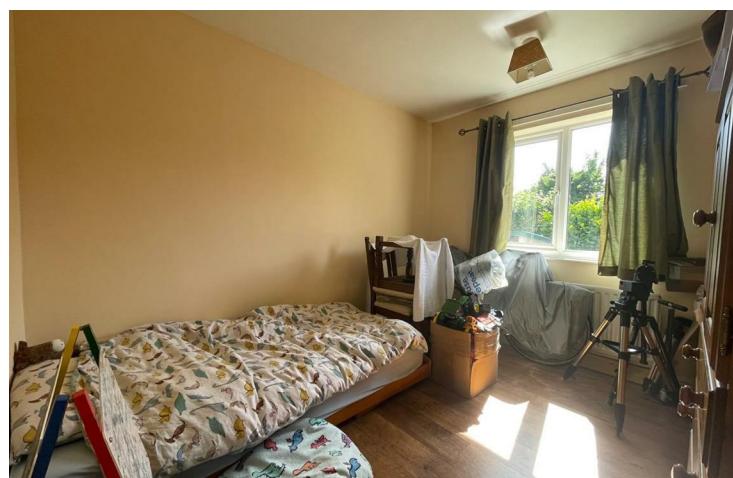
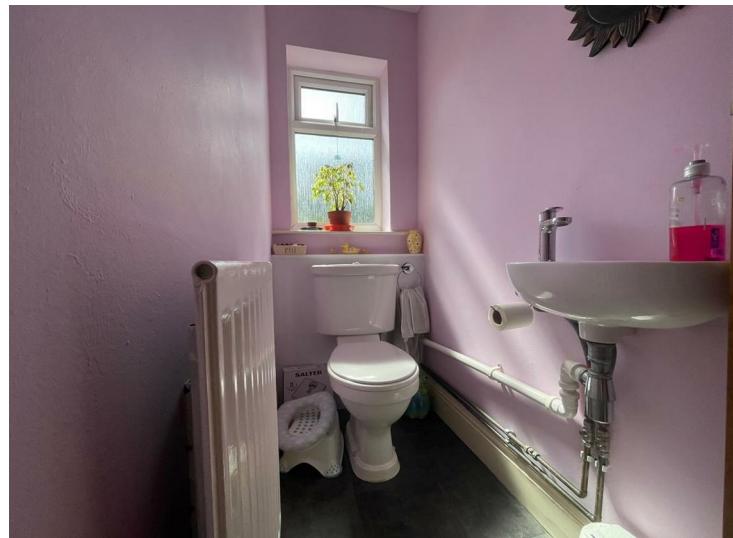
- Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - D

EPC - TBC



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

GROUND FLOOR
920 sq.ft. (85.5 sq.m.) approx.

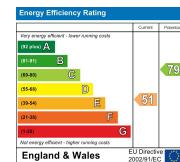


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TOTAL FLOOR AREA: 920 sq ft. (85.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. The services, fixtures, fittings and appliances shown have not been tested 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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