



EASTHOLME HOUSE, SOUTH OTTERINGTON,
NORTHALLERTON
OFFERS IN THE REGION OF £198,000



Northallerton
Estate Agency



Northallerton, DL7 9HG

BEAUTIFULLY PRESENTED 2 BEDROOM TRADITIONAL YORKSHIRE BRICK COTTAGE IN THE SOUGHT AFTER VILLAGE OF SOUTH OTTERINGTON. THE COTTAGE SITS JUST BACK OFF THE VILLAGE GREEN AND IS IN WALKING DISTANCE TO THE LOCAL AMENITIES SUCH AS CHURCH, PRIMARY SCHOOL AND PUBLIC HOUSE.

- 2 BEDROOM TRADITIONAL COTTAGE
- OIL FIRED CENTRAL HEATING
- VIEWS OVER OPEN COUNTRYSIDE
- VILLAGE LOCATION
- UPVC WINDOWS & DOORS
- COUNCIL TAX BAND C

HALLWAY

CEILING LIGHT POINT, RADIATOR, STAIRS TO FIRST FLOOR

SITTING / DINING ROOM

COVED CEILING, CEILING LIGHT POINT, DOUBLE RADIATOR, FEATURE FIREPLACE WITH STONE FLAG HARTH, WOOD BURNING STOVE AND OAK MANTLE, 3 WALL LIGHT POINTS, TV AND PHONE POINT. ARCH INTO DINING ROOM, CEILING LIGHT POINT, DOUBLE RADIATOR, COVED CEILING AND LARGE UNDERSTAIRS CUPBOARD.

KITCHEN

A GOOD RANGE OF CONTEMPORARY BASE AND WALL UNITS, 1 & 1/2 SINK AND DRAINER WITH QUALITY MIXER TAP, INSET 4 RING HOB AND OVEN BELOW, FLOOR MOUNTED OIL BOILER, SPACE FOR WASHING MACHINE FRIDGE FREEZER AND ADDITIONAL APPLIANCE. CEILING LIGHT POINT, DOOR OUT TO GARDEN.

LANDING

CEILING LIGHT POINT, ATTIC ACCESS.

BEDROOM 1

CEILING LIGHT POINT, RADIATOR, DEEP RECESS DOUBLE WARDROBE.

BEDROOM 2

CEILING LIGHT POINT, COVED CEILING, RADIATOR AND VIEWS OVER THE COUNTRYSIDE

BATHROOM

1/2 TILED TO 3 WALLS WITH A WHITE SUITE COMPRISING OF BATH, REDRING EXPRESSIONS WALL MOUNTED SHOWER, WASH BASIN, WC, CEILING LIGHT POINT AND RADIATOR.

GARDEN

GOOD SIZE GARDEN WITH PATIO, POST AND PLANK FENCING, UPPER LAWN CENTRAL AREA WITH SEATING, WROUGHT IRON FENCE WITH VIEWS OUT OVER THE HAMBLETON HILLS.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY
- Tel. No. 01609 771959

TENURE - FREEHOLD
SERVICES - OIL, WATER, ELECTRIC & DRAINAGE
NYCC TAX BAND - C
EPC - D

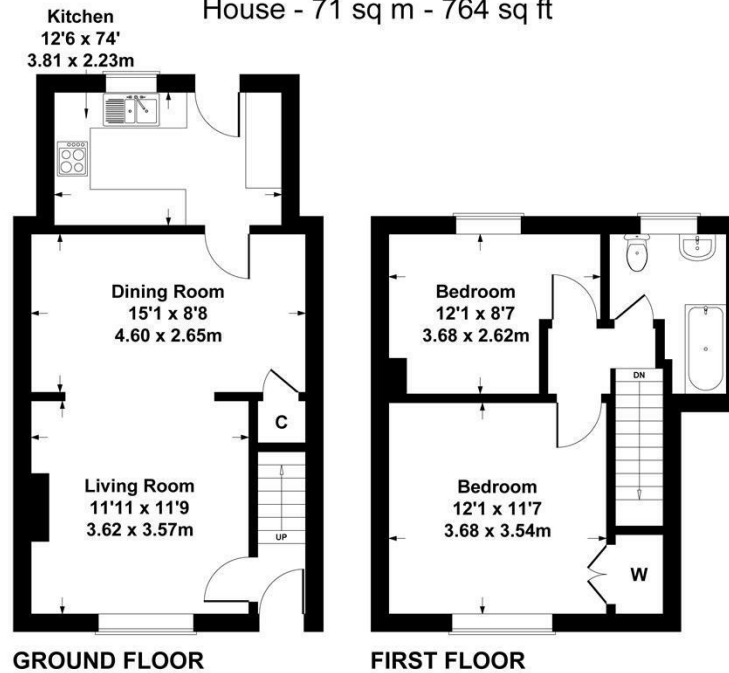


Call us to arrange a viewing on **01609 771959**

Eastholme House, South Otterington, North Yorkshire, DL7 9HG

Approximate gross internal area

House - 71 sq m - 764 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced By Vue3Sixty



Energy Efficiency Rating		Current	Potential
	A		
	B		
	C		
	D		
	E		
	F		
	G		
England & Wales			

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 - 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.
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