



EAST HARLSEY, NORTHALLERTON

GUIDE PRICE £145,000



Northallerton
Estate Agency



Northallerton, DL6 2DB

LAUREL COTTAGE IS A STUNNING MID TERRACE COTTAGE IN THE SOUGHT AFTER VILLAGE OF EAST HARLSEY. THIS COTTAGE HAS BEEN DECORATED AND PRESENTED IN A CHARMING ENGLISH COTTAGE DECOR AND HAS CLOSE LINKS TO THE A19 AND NORTHALLERTON MAINLINE TRAINS.

- UPVC WINDOWS AND DOOR
- 1 BEDROOM COTTAGE
- CHAIN FREE
- OIL FIRED CENTRAL HEATING
- PRIVATE GARDENS
- SOUGHT AFTER VILLAGE LOCATION



ENTRANCE HALL
TILED FLOOR, CEILING LIGHT POINT.
CLOAKS HANGING

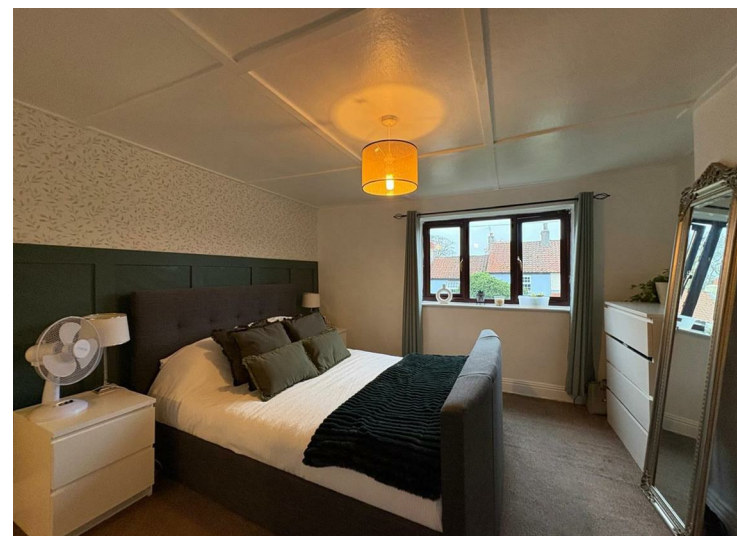
LIVING ROOM
BEAMED CEILING, FEATURE FIREPLACE, TV & PHONE POINT, DOUBLE RADIATOR AND 2 X WALL LIGHT POINT

KITCHEN
BESPOKE WALL AND BASE UNITS, SINGLE SINK AND DRAINER WITH QUALITY MIXER TAP, 4 RING HOB AND OVEN BELOW, TILED SPLASH BACK, SPACE UNDER THE STAIRS FOR WASHING MACHING AND FRIDGE FREEZER, STABLE DOOR OUT TO GARDEN.

MAIN BEDROOM
DOUBLE RADIATOR, CEILING LIGHT POINT, WARDROBE WITH HANGING SPACE

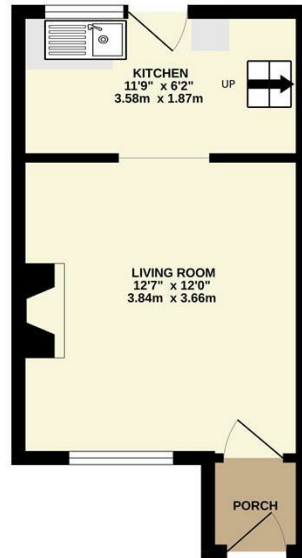
BATHROOM
SLIPPER BATH, WC, WASH BASIN, COVED CEILING, WALL MOUNTED TOWEL RAIL, EXTRACTOR FAN & PINE FLOOR.

GARDEN
PATIO WITH STEPS UP TO A LOVELY COTTAGE GARDEN WHICH IS TIERED WITH MATURE SHRUBS, POST AND PLANK AND HEDGE BOARDERS, ACCESS TO THE REAR AND A FLAGGED PLINTH FOR THE OIL TANK AND BOILER.

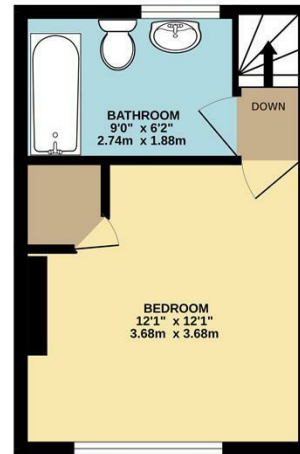


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
233 sq.ft. (21.7 sq.m.) approx.



1ST FLOOR
216 sq.ft. (20.1 sq.m.) approx.



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TOTAL FLOOR AREA : 450 sq.ft. (41.8 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
Any energy efficient - lower running costs			
101-120	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
1-10	G		
Any energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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