



**46 West End**

Osmotherley, Northallerton, DL6 3AA

youngsRPS 

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Osmotherley  
Northallerton  
DL6 3AA**

**Offers Over: £140,000**

A beautiful, characterful stone cottage located in the sought after village of Osmotherley. The property briefly comprises a living room, kitchen, spacious bedroom and bathroom. Externally there is a shared garden, outbuilding and on street parking space available to the front. A wonderful opportunity to purchase an idyllic cottage in the countryside.

- Located in sought after village of Osmotherley
- Characterful Cottage
- One Bedroom
- Shared Garden to rear



Northallerton 01609 773004





This characterful property is accessed through a wooden entrance door leading into a cosy living room with carpeted flooring, beamed ceiling, window to front and electric fire with brick surround, previously used as an open fire and could be reinstated. The kitchen is located at the rear of the property and comprises cream coloured wall and floor units, contrasting wood laminate worktops, electric oven, electric hob with extractor over and sink. There is a window to rear, under stairs storage cupboard and back door accessing the shared rear garden. Stairs lead from a door in the kitchen rise to the first floor.

Upstairs there is a large double bedroom. The house bathroom comprises a wash hand basin, WC, bath and window to the rear. Out the back door there is a shared yard/garden with a shared outhouse/coal shed and small outbuilding.

**LOCATION** Osmotherley is one of the area's most sought after villages which is located within the North Yorkshire Moors National Park. It is within easy reach of the A19 trunk road & the mainline train station in nearby Northallerton. The village benefits from a village shop, café and public houses. It is a thriving community with many groups, clubs and classes catering for many different interests.

**SERVICES** Mains electricity, water and drainage are connected. Electric heating with an Electric immersion heater.

**CHARGES** North Yorkshire Council Tax Band C.

**VIEWINGS** Strictly by appointment with the Agents. Please call on 01609 773004.

**AGENT'S NOTES** Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.

**TENURE** Freehold

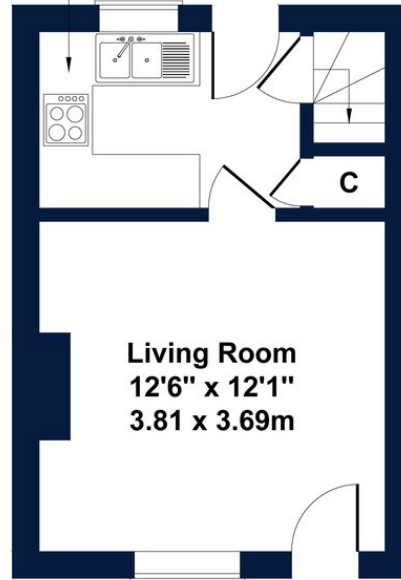
Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

# 46 West End, Osmotherley

Approximate Gross Internal Area

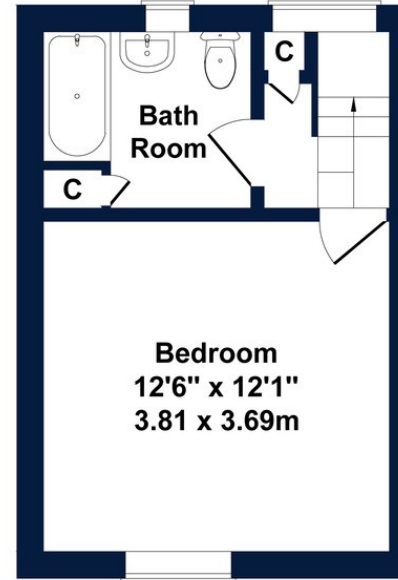
484 sq ft - 45 sq m

Kitchen  
9'7" x 6'6"  
2.92 x 1.97m



GROUND FLOOR

Living Room  
12'6" x 12'1"  
3.81 x 3.69m



FIRST FLOOR

Bedroom  
12'6" x 12'1"  
3.81 x 3.69m



**IMPORTANT NOTE:** Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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