



10 North End

Osmotherley, Northallerton, DL6 3BB

youngsRPS 

**10 North End
Osmotherley
Northallerton
DL6 3BB**

Guide Price: £385,000

A beautifully renovated, characterful property located in an elevated position within the sought after village of Osmotherley. The property comprises two reception rooms, breakfast kitchen, three double bedrooms and two bathrooms. Externally there is a rear garden and two storage buildings.

- Beautifully presented stone built home
- Three bedrooms
- Ensuite to Master Bedroom
- Two reception rooms
- Rear garden



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Northallerton 01609 773004



This lovingly updated and characterful home offers buyers the opportunity to enjoy country living in the sought after village of Osmotherley. The property opens into an inviting living room with multi fuel stove and oak mantle over. A step leads up to a second reception room, currently used as a dining room, with stairs rising to the first floor and cupboard housing the electric heating system controls. A further step accesses the beautiful breakfast kitchen with white wall and floor units, laminate worktops and Belfast sink. Integrated appliances include an electric oven, electric hob with extractor over, fridge freezer, slimline dishwasher, washing machine and wine cooler. The heating and hot water system has been recently replaced to a fully electric system which can be accessed remotely. There is under floor heating throughout the ground floor.

The master bedroom can be found to the first floor and boasts generous fitted wardrobe space and a modern ensuite shower room comprising cubicle, wash hand basin and WC. The family shower room is also on this floor with a large walk in shower, wash hand basin and WC. To the second floor there are two further double bedrooms.

A short walk via a right of way leads from the kitchen to two outhouses and the rear garden which is laid mainly to lawn, enclosed in timber fencing.

LOCATION Osmotherley is one of the area's most sought after villages and 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 has a range of well-regarded restaurants & pubs, a village store, primary school & regular bus service whilst being perfectly located for a range of outdoor pursuits.

TENURE It is understood that the property is Freehold.

CHARGES North Yorkshire Council Tax Band D.

SERVICES Mains electric, water and sewerage are connected. Electric heating and hot water system which can be operated remotely.

AGENT'S NOTES A short walk via a shared access path leads to the two outbuildings and garden.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	10 G	

Approximate Gross Internal Area
1088 sq ft - 101 sq m



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 these 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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