



62 North End

Osmotherley, Northallerton, DL6 3BH

youngsRPS 

**62 North End
Osmotherley
Northallerton
DL6 3BH**

Guide Price: £220,000

A beautiful, characterful stone cottage located in the sought after village of Osmotherley. The property briefly comprises an entrance hallway, open plan living/dining room, kitchen, two bedrooms and bathroom. Externally there is a low maintenance front garden, raised courtyard rear garden and two outbuildings. A wonderful opportunity to purchase an idyllic cottage in the countryside.

- Characterful Cottage
- Located in sought after village of Osmotherley
- Two Bedrooms
- Rear Courtyard Garden



Northallerton 01609 773004





This characterful property is accessed via a UPVC door into entrance hallway with stairs rising to the first floor. To the right is an open plan living/dining room with electric fire, windows to front and rear and useful under stairs cupboard. The kitchen is located to the rear of the property and comprises cream wall and floor units, laminate worktop and sink and drainer. Integrated appliances include fridge freezer, electric oven, electric hob with extractor over and slimline dishwasher.

Upstairs there are two bedrooms one of which is a double with feature fireplace and fitted wardrobes. The second bedroom is a generous single. The bathroom comprises a bath with shower over, WC and pedestal wash hand basin.

A door from the kitchen leads into a private yard with outbuilding housing the oil central heating boiler. Steps lead up to a secluded raised decked courtyard garden with oil tank and access to further outbuilding with electric power. There is a right of way across a neighbouring property to allow access for bins.

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.

SERVICES Mains electricity, water and drainage are connected. Oil central heating.

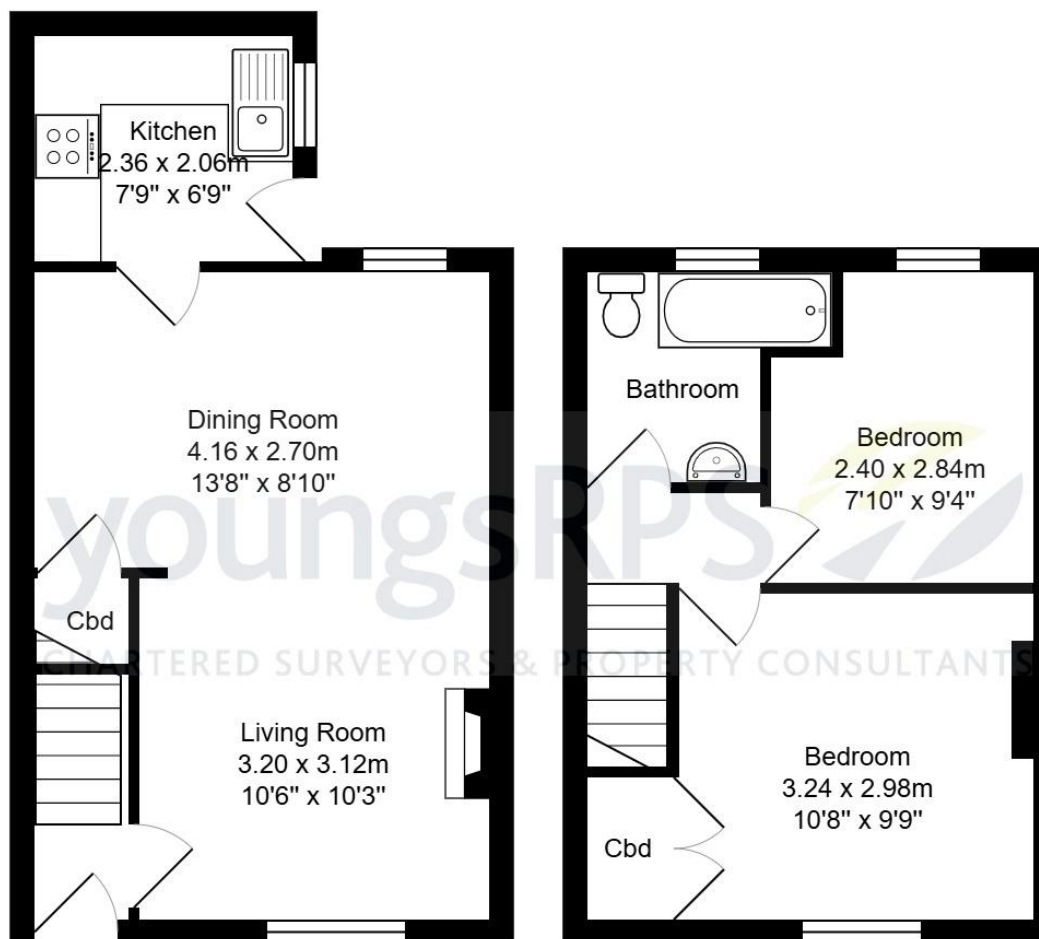
VIEWINGS Strictly by appointment with the Agents. Please call on 01609 773004.

TENURE The property is Freehold.

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.



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



All measurements are approximate and for display purposes only.

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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