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Byland House,
South Otterington, Northallerton, DL7 9HT

Offers in the region of £675,000

House - Detached
5 Bedroom/s
2 Bathroom/s

A beautifully presented 4/5 bed roomed detached family home recently constructed to a high specification providing modern open plan living accommodation within the village of South Otterington. The accommodation includes a spacious reception hall, cloaks room/wc, living room with log burner and Bi folding doors to rear, stunning open plan kitchen / dining / family room. The kitchen area with integrated appliances including oven, hob, extractor, dishwasher and fridge together with Quartz work tops. There is also a useful larder cupboard and separate utility room with integrated freezer. The ground floor benefits from under floor heating and tiled flooring. To the first floor there is a master bedroom with en suite shower room and walk in wardrobe. There are three further bedrooms, two of which are double rooms with fitted wardrobes. There is also a study / bedroom five. The family bathroom is fitted with a white suite and separate double shower cubicle. Externally there is a driveway providing off street parking and access to the garage. There is a large lawn front garden. The large rear garden has a private patio area, shed, greenhouse and large lawn with pergola covered seating area. There are lovely views over the adjoining countryside. The property is double glazed and heated via air source heat pump.

The village is well positioned for access to Northallerton, Thirsk, A1M and A19.





- Exceptional, modern four / five bedroomed detached family home with large rear garden
- Kitchen area with integrated appliances and quartz work tops
- Master bedroom with en suite and walk in wardrobe
- Luxury family bathroom with separate shower cubicle
- Off street parking and access to a single garage with remote door
- Stunning open plan kitchen / dining / family room with Bi folding doors to the rear garden
- Modern living space built to a high specification with under floor heating to the ground floor
- Three further bedrooms (two with fitted robes) and a study / bedroom five
- Living room with log burner and Bi folding doors to the rear
- Large rear garden with patio area, lawn and lovely views over adjoining countryside

GENERAL INFORMATION

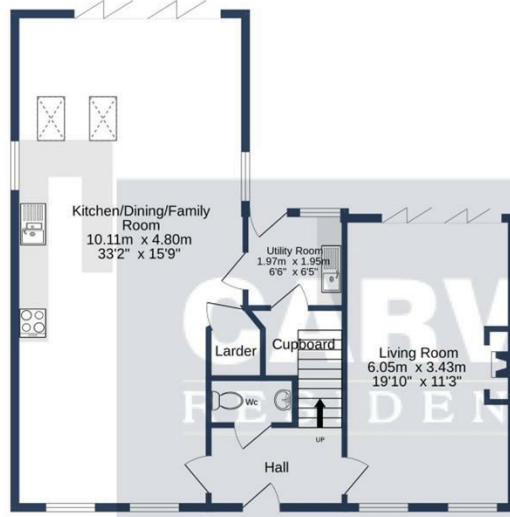
Tenure: Freehold

Services: Air source Heat Pump central heating, mains electric, water and drainage.

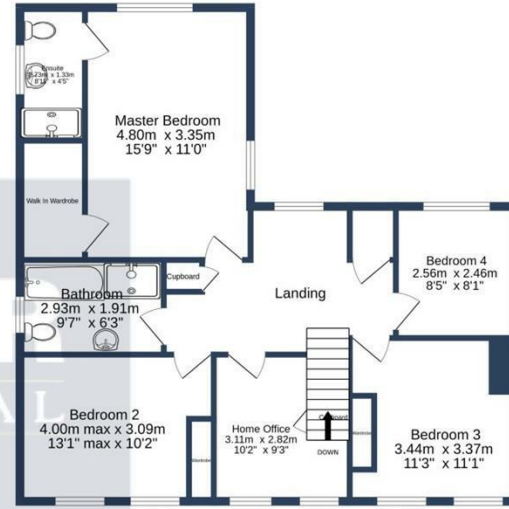
Double glazing

Local Authority: North Yorkshire Band F

LABC Warranty from 15/09/2022



GROUND FLOOR



1ST FLOOR

BYLANDS HOUSE, SOUTH OTTERINGTON. DL7 9HT.

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
Very energy efficient - lower running costs			
(92 plus) A		88	95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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MAB 6202



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