





An attractive stone built three bedroomed cottage proving modern open plan and well presented living space benefitting from oil fired central heating, Upvc double glazing and overlooking countryside to the front. The accommodation includes an entrance porch, spacious reception hall, dual aspect living room with log burning stove and French doors opening to the rear patio. The kitchen/dining room is an open plan L shaped room with wall and base units together with a range style oven and integrated dishwasher. There is a useful utility room with door to the rear courtyard and downstairs cloakroom/wc. To the first floor there is a landing with fold down ladder access to the boarded loft. The master bedroom is a double room with fitted wardrobes and en suite shower room/wc. There are two further double bedrooms and a family bathroom fitted with a white suite together with shower cubicle. Externally to the front there is a graveled area with footpaths leading to each side of the property and a gate to the rear. To the rear there is a lovely private courtyard garden area with stone patio and steps leading to a gated graveled parking area for several cars accessed from the side lane. The village is well positioned for access to Bedale Northallerton, Richmond and the A1M.







- Originally constructed as a four bedroomed detached family home
- Well presented living accommodation
- Living room with log burning stove and French doors
- Enclosed rear courtyard garden
- Popular village location

- Three double bedrooms with en suite shower room to the main bedroom
- Open plan kitchen/dining room
- Oil central heating and double glazing
- Off street parking

#### GENERAL INFORMATION

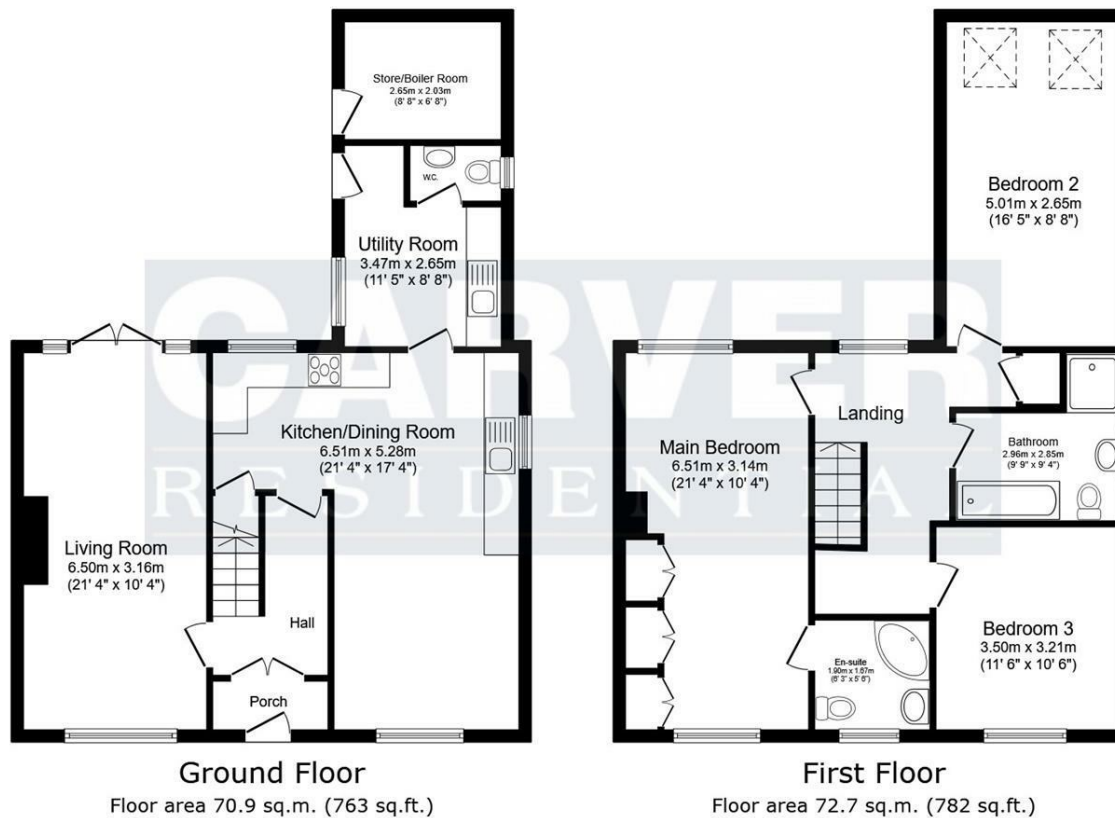
Tenure: Freehold

Services: Oil fired central heating, mains electric, water and drainage.

Double glazing.

Local Authority: Richmondshire Band E

Note -Sycamore Cottage has a right of way over the gravelled driveway to the side leading to the off street rear parking.



Total floor area: 143.6 sq.m. (1,545 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>71</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>82</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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