



10 Beechfield, South Otterington Northallerton DL7 9JJ

** Village Location **

This wonderfully presented and well located four bedroom detached house in South Otterington is on the market and looking for its next owner. Situated on a very generous plot in a very charming village situated between Northallerton and Thirsk, it offers a well desired and reputable primary school, the Shorthorn open house and vast walks with countryside views. Internally the property consists of an entrance hall, living room, kitchen diner, separate dining room and ground floor WC, to the first floor is four double bedrooms one with an en suite, and walk-in wardrobe, a house bathroom and ample storage space. To the rear of the property is a good size south west facing garden with stone patio, laid lawn, greenhouse, timber shed and gated access to the front. To the front is a large double garage and two off street parking spots as well as the added benefit of solar panels which belong to the property.

EPC Rating D - Council Tax Band E.

Offers In The Region Of £425,000

LOCATION

Located in the village of South Otterington, on the banks of the river Wiske, is linked to Newby Wiske by a stone bridge. Overlooking the Wiske is the main parish church of St Andrews. South Otterington is situated on the A167, approximately 4 miles south of Northallerton and approximately 6.5 miles north of Thirsk. The village offers a range of amenities including Walker's Garage, The Shorthorn public house, South Otterington Church of England Primary School and St Andrews parish church.

DIRECTIONS

Leaving our office, head south down the High street, at the big roundabout take the third exit onto South parade, at the next roundabout go straight onto Boroughbridge road. Continue straight at the next roundabout go straight towards South Otterington for roughly 4 miles. Once in South Otterington take the first right, go past the school and then take the first left and then the first left again onto Beech field where the property is located on your right hand side.

ENTRANCE HALL

With front facing UPVC double glazed panelled door, access to first floor, storage cupboard and a radiator



LIVING ROOM

20'4" x 11'10" (6.20 x 3.62)

With front facing UPVC double glazed window, rear facing UPVC French door, calor gas fireplace, TV point and two radiators



DINING ROOM

10'8" x 10'5" (3.26 x 3.19)

With rear facing uPVC double glazed window and a radiator



CLOAKROOM/W.C

6'3" x 4'0" (1.91 x 1.24)

With low level WC, vanity sink unit and a radiator

KITCHEN DINER

18'0" x 9'8" (5.51 x 2.95)

With rear & side facing UPVC double glazed window, side door access, integrated dishwasher, double oven, fridge freezer, stainless steel sink + drainer, plumbing for washing machine, double oven, induction hob, laminate flooring, tiled splashback and a radiator.



LANDING

With two storage cupboards.



EN-SUITE

6'7" x 5'5" (2.02 x 1.66)

With side facing UPVC double glazed window, low level WC, vanity sink unit, shower and a radiator.



MASTER BEDROOM

13'6" x 10'2" (4.13 x 3.10)

With rear facing UPVC double glazed window, dressing room, en-suite access and a radiator.



BEDROOM TWO

9'3" x 10'8" (2.82 x 3.26)

With rear facing UPVC double glazed window, large build in wardrobe and a radiator.



BEDROOM THREE

10'8" x 11'0" (3.26 x 3.37)

With rear facing UPVC double glazed window, two built in double wardrobes and a radiator



BEDROOM FOUR

9'5" x 8'3" (2.88 x 2.53)

With front facing UPVC double glazed window, built in double wardrobe, built in storage cupboard and a radiator.



HOUSE BATHROOM

6'8" x 9'4" (2.04 x 2.87)

With side facing UPVC double glazed window, panelled bath, vanity sink unit, low level WC and a radiator.



GARAGE

17'9" x 15'10" (5.43 x 4.85)

GARDEN

With stone paved patio, laid lawn, timber shed, greenhouse and gated access to front of property and south west facing.



EXTERNALLY



CLAUSES

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

MORTGAGE & FINANCIAL ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage adviser based in Northallerton. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it). Minimum age 18.

PLEASE NOTE

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

If you have any concerns we recommend that you ask us to verify any queries before going to any expense.

VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.

MATERIAL INFORMATION

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: Meter

PARKING ARRANGEMENTS: Parking for 2 cars

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: N/A

MOBILE PHONE SIGNAL: No known issues

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.



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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