



Lodge Cottages , Yafforth Northallerton DL7 0LJ

Charming Three-Bedroom Cottage in Picturesque Yafforth, Northallerton

Nestled in the idyllic village of Yafforth, Northallerton, this semi-detached three-bedroom cottage blends traditional charm with modern living, making it an excellent family home.

The ground floor boasts a fully integrated kitchen with modern appliances and a central island, creating the perfect space for cooking and entertaining. The characterful living room, complete with exposed beams, adds warmth and charm. Additional features include a conservatory, rear porch, and a convenient downstairs WC.

Upstairs, the home offers two spacious double bedrooms and a cosy single bedroom, all served by a well-appointed family bathroom.

Externally, the property sits on a generous plot with off-street parking and a beautifully maintained garden. The outdoor space also includes a large shed for additional storage and potential for extension, allowing you to tailor the space to your needs. The home benefits from an efficient oil-fired central heating system, ensuring comfort year-round.

EPC Rating D - Council Tax Band C

Offers Over £365,000

LOCATION

Yafforth is located just two miles to the west of Northallerton on the B6271 road to Richmond. Northallerton which offers a range of facilities including shops, supermarkets, restaurants, a twice weekly market, primary and secondary schooling, a hospital and a library. There is a range of sporting and leisure facilities within the area as a whole. There are bus and rail links and access to the North Yorkshire Moors, the Yorkshire Dales, the A1, A19 and Durham Tees Airport.

DIRECTIONS

THE ACCOMMODATION CONSISTS OF

PORCH

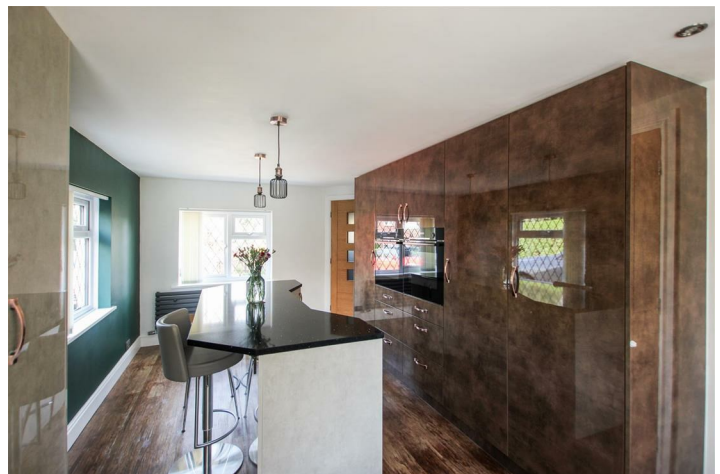
With access to the kitchen and electric radiator.



KITCHEN

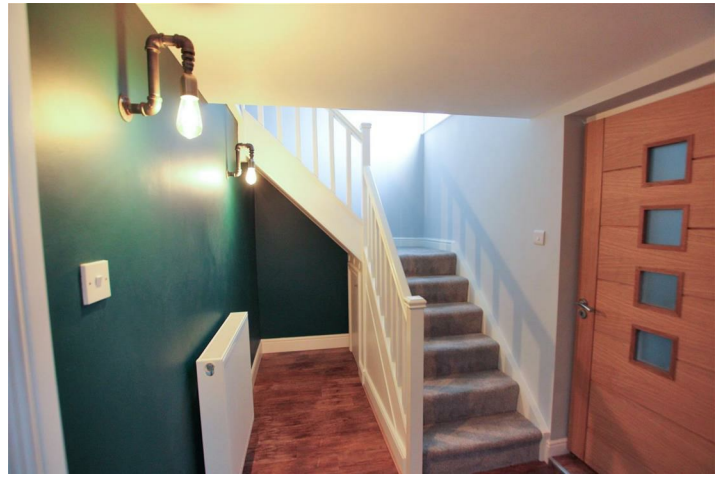
20'5" x 10'0" (6.228 x 3.06)

With uPVC double-glazed windows to the rear, side, and front, a range of matching fitted units with worktops over, a single drainer sink unit with a mixer tap, two integrated electric ovens, an induction hob with an extractor hood over, a tall integrated fridge, a tall integrated freezer, an integrated washing machine, a kitchen island, Karndean flooring, a floor-to-ceiling radiator, and an additional radiator.



HALLWAY

With downstairs storage and radiator.



LIVING ROOM

13'2" x 13'3" (4.03 x 4.06)

With front facing uPVC double glazed windows, fireplace, beams and radiator.



REAR PORCH

7'10" x 5'10" (2.39 x 1.78)

With uPVC door, access to conservatory, W.C.

W.C.

5'6" x 2'52'7" (1.68 x 0.77)

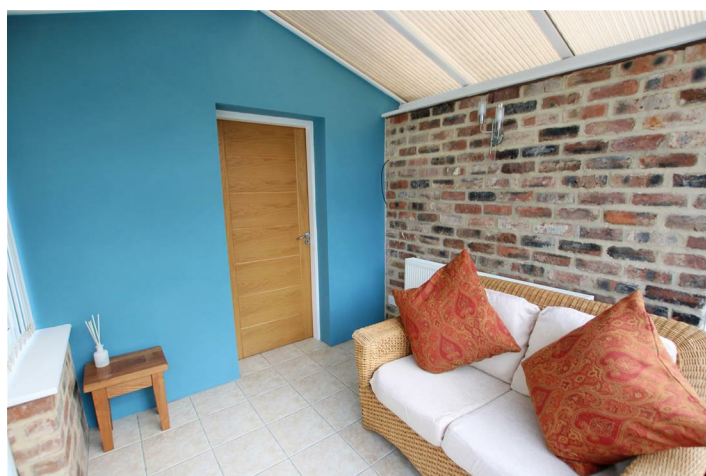
With uPVC double glazed window to the rear, toilet, wash basin, heated towel rail.



CONSERVATORY

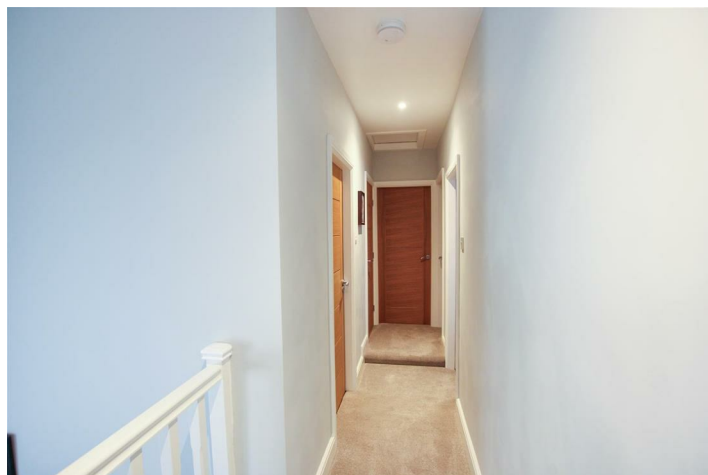
9'7" x 8'7" (2.923 x 2.628)

with side facing uPVC double glazed French doors, leading to the garden, lighting, plug sockets and radiator.



FIRST FLOOR LANDING

With uPVC window to the side and storage cupboard.



BEDROOM 1

13'3" x 10'1" (4.054 x 3.081)

With Front uPVC double glazed windows, fitted wardrobes with sliding door and cupboard space.



BEDROOM 2

10'1" x 11'7" (3.094 x 3.54)

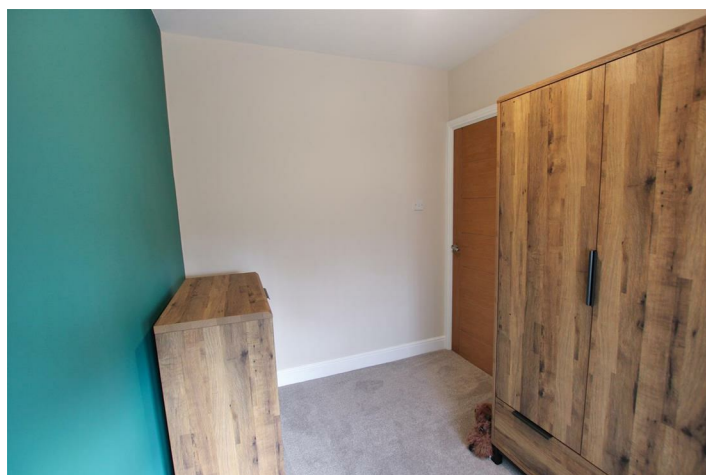
With front uPVC double glazed window and radiator.



BEDROOM 3

7'5"8" x 6'11" (23.083 x 2.120)

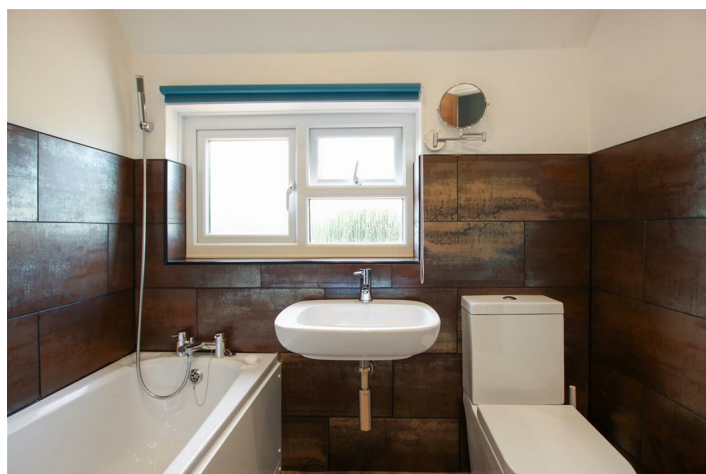
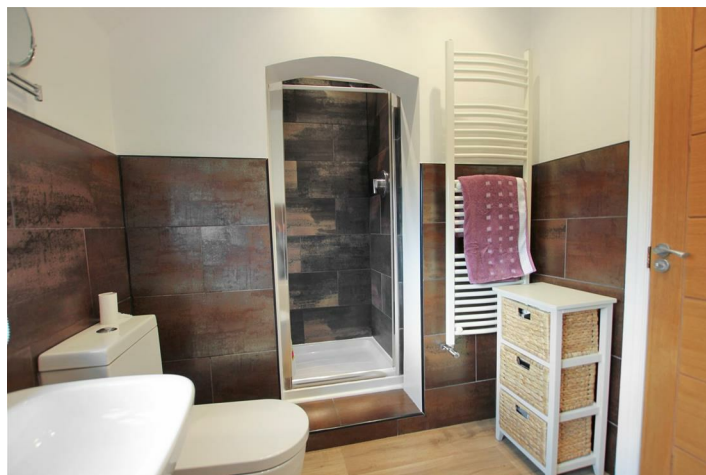
With rear facing uPVC double glazed window and radiator.



BATHROOM

10'0" x 6'8" (3.07 x 2.05)

With two rear facing uPVC double glazed windows, wash basin, panel bath with shower attachment, heated towel rail, extractor fan, built in storage and shower cubicle.



REAR GARDEN

This beautifully maintained garden offers a large lawn, mature hedging, a private patio area, a large shed, and side access to the front garden, perfect for relaxing or entertaining.



FRONT GARDEN

with mostly laid to lawn, well kept borders, gated access and off-street parking for 3 or more vehicles.



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

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 is oil fed and has mains electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: No

PARKING ARRANGEMENTS: Off road parking

BROADBAND SPEED:

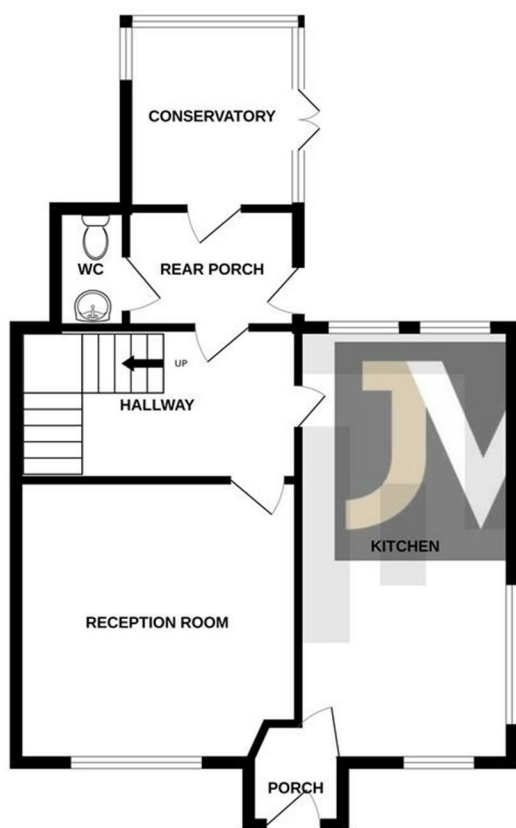
The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

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.

GROUND FLOOR
618 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1090 sq.ft. (101.3 sq.m.) approx.

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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