



Swan Cottage West

Thornton le Moor, Northallerton, North Yorkshire, DL7 9DN



Robin Jessop

A MID-TERRACED CHARACTER COTTAGE IN NEED OF REFURBISHMENT IN AN ACCESSIBLE VILLAGE LOCATION

- Traditional Mid-Terrace Cottage
 - In Need of Refurbishment
 - Two Double Bedrooms
 - Accessible Village Location
 - Front Garden & Low Maintenance Rear Yard
 - Attached Brick Store
 - Guide Price Range: £75,000 - £100,000
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SITUATION

Northallerton 4 miles. Thirsk 5 miles. South Otterington 1.5 miles. East Coast Mainline route to Kings Cross from Northallerton in 2.5 hours. (all distances are approximate).

Thornton Le Moor is a desirable village located midway between the market towns of Northallerton and Thirsk. At both of these towns there is a wealth of local amenities including a range of independent shops, cafes, facilities and also railways stations.

The property is also conveniently situated within easy reach to the A19 and A1 (M) bringing the larger centres of Darlington, Teesside, York and Leeds within a reasonable commuting distance.

DESCRIPTION

Swan Cottage West offers a unique opportunity to purchase a spacious cottage requiring refurbishment in an accessible village location. The property requires refurbishment however it does benefit from having oil fired central heating and is fully double glazed.



The property is entered into via useful front porch which leads into the living room which has an open fire set within a stone surround. This leads on into the kitchen diner which features a range of fitted units and space for an electric oven. There is also ample space for a dining table. To the rear of the property is a rear lobby and a cloakroom with WC which is plumbed for a washing machine.

To the first floor there are two double bedrooms and a house bathroom with WC, basin, bath, and an airing cupboard.

Externally the property is complemented by a front garden which features lawn and a mix of flower borders and shrubs. To the rear is a small courtyard area with a useful brick built store.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

[///grumbles.outings.newlywed](https://www.what3words.com/Grumbles.Outings.Newlywed)

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.



BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band B.

SERVICES

Mains electricity. Mains drainage. Oil fired central heating.
Broadband connection available.

LOCAL AUTHORITY


North Yorkshire Council, County Hall, Racecourse Lane,
Northallerton, DL7 8AD. Tel 03001312131

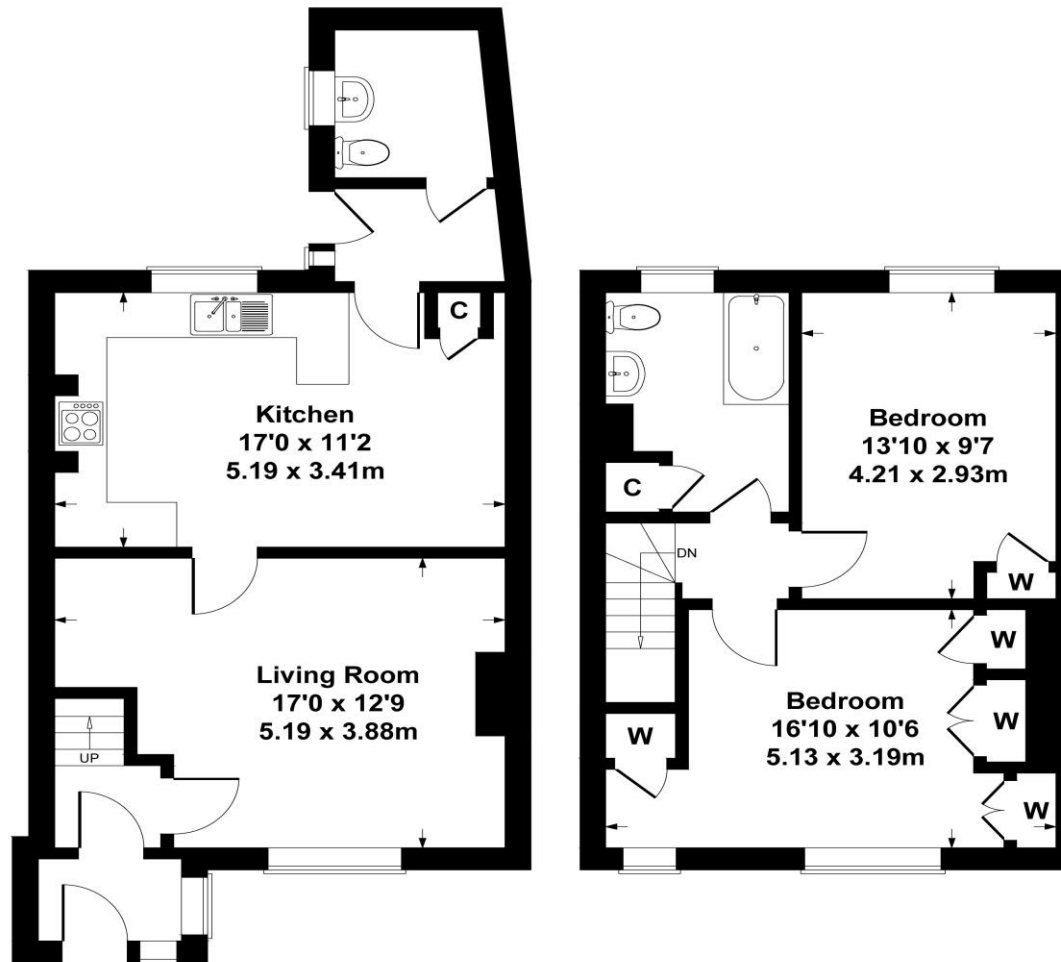


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Approximate gross internal area 86 sq m - 926 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	<div>60</div>	<div>87</div>
(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 
www.EPC4U.COM		



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Robin Jessop Ltd
info@robinjessop.co.uk
01969 622800
01677 425950
www.robinjessop.co.uk

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