



## 6 The Green

Ainderby Steeple, Northallerton, North Yorkshire, DL7 9QA



Robin Jessop



# A Deceptively Spacious Period Cottage Beautifully Situated Overlooking the Village Green

- Character Cottage
- Three Double Bedrooms
- Superb Position Overlooking the Village Green
- Pretty Front Garden
- Useful External Store
- Allocated Parking for 2 Vehicles
- Close to Northallerton
- Guide Price: Offers in Excess of £275,000

## SITUATION

Northallerton 3 miles, A1(M) Interchange at Leeming Bar 4 miles, Bedale 6 miles, Darlington 22 miles, Teesside 25 miles, York 26 miles. (all distances are approximate).

Ainderby Steeple is a popular residential village located just west of the thriving market town of Northallerton. The village has a fantastic community and is located between the market towns of Northallerton and Bedale. Both Bedale and Northallerton offer a wide range of shops, services and amenities.

## DESCRIPTION

6 The Green is an attractive brick-built end terrace cottage. The property has been occupied as a long-term rental and offers a blank canvas as a full time home in a popular and accessible village.

The property is entered into via a useful porch leading into the kitchen. This features a good range of fitted wall and base units with space for an under counter fridge, space for a freestanding oven and plumbing for a washing machine.

Leading through there is a good-sized inner hall with the stairs leading up to the first floor. The living room is at the front of the





property and is a lovely, light room with feature fireplace (please note the fire has not been used for many years). Completing the ground floor is a rear lobby which provides access to the rear and ample space for jackets and boots.

To the first floor there are three double bedrooms, each of good proportions which share the house bathroom which has an electric shower over the bath.

Externally the property is complemented by a garden at the front which is mostly laid to lawn with a gravelled path leading to the porch. To the rear there is a useful store, and gravelled area in front of the rear door. There is also allocated parking for 2 cars. Please note that the driveway must be kept clear at all times.

### **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.

**///juggler.shuttled.angry**

#### **FIXTURES & FITTINGS**

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

#### **TENURE**

Freehold with vacant possession.

#### **COUNCIL TAX**

Band C.





## SERVICES

Mains electricity. Mains water. Mains drainage. Mains gas central heating. Broadband connection available.

## AGENT'S NOTE – RESTRICTIVE COVENANTS

1. The purchaser and their successor in title will have the benefit of a right of way over the access road to the rear of the property for all purposes in connection with the use and enjoyment of the property for residential purposes and shall contribute to the cost of maintaining this stretch of the access road in reasonable repair.
2. The property is not to be used for any trade or business other than as a single private dwelling. This does not preclude individuals working from home.
3. Not to keep or permit to be kept any livestock or birds in or on the property except normal household pets.
4. Not to erect any fencing, sheds or other boundary that would restrict access to any other properties or their parking spaces.
5. With the exception of a light van not to park or permit to be parked any commercial vehicles, agricultural vehicles, caravans, mobile homes or plant on the property.
6. Not to keep any immobile or scrap vehicles of any description on the property.
7. Not to park any vehicles, place any items on or otherwise obstruct the rear access road and to keep all refuse bins within the boundary of the property.
8. Not to plant or allow to grow on the property any fast-growing trees or shrubs and in particular not to plant or allow to grow any Leylandii.

## LAND REGISTRY

Please note that the property is currently not registered with the Land Registry Office. Further details are available upon request.

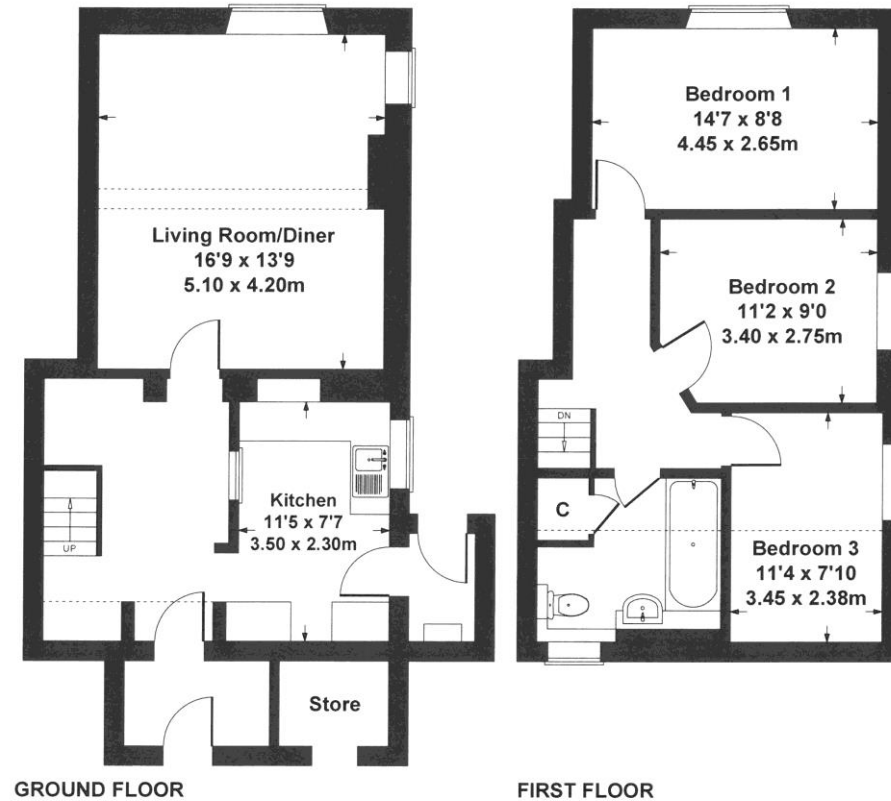




## 6 The Green, Ainderby Steeple

Approximate gross internal area


House 98 sq m - 1055 sq ft



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.

Produced by Potterplans Ltd. 2025

| Energy Efficiency Rating                    |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very energy efficient - lower running costs |         |   |
| (92+) <b>A</b>                              |         |   |
| (81-91) <b>B</b>                            |         | 88  |
| (69-80) <b>C</b>                            |         |   |
| (55-68) <b>D</b>                            | 64      |   |
| (39-54) <b>E</b>                            |         |   |
| (21-38) <b>F</b>                            |         |   |
| (1-20) <b>G</b>                             |         |   |
| Not energy efficient - higher running costs |         |   |
| England & Wales                             |         |   |
| EU Directive 2002/91/EC                     |         |  |
| WWW.EPC4U.COM                               |         |   |

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