



2 West End

Osmotherley, North Yorkshire, DL6 3AA



Robin Jessop

A High Quality and Modernised Three Bedroom Cottage with Plenty of Character.

- Three En-Suite Bedrooms
- Popular Village Location
- Finished to a High Standard
- Accessible Location
- Roadside Parking Available
- Holiday Let or Second Home Potential
- Air Source Heat Pump
- Guide Price: £365,000
- Viewing Strictly by Appointment Only

SITUATION

A19 Interchange 2 miles, Northallerton 7 miles, Thirsk 11 miles, Yarm 11 miles, A1(M) Interchange at Leeming Bar 14 miles, Teesside 16 miles, Darlington 20 miles (All distances are approximate).

2 West End is well positioned in the centre of Osmotherley, which is a very popular and attractive village. It stands well and benefits from the village services and amenities. It also benefits from roadside parking which is conveniently located within a short distance to the house.

It is well placed in relation to other market towns including Northallerton, Thirsk and Yarm and within reasonable commuting distance of Darlington and Teesside. The property is also in close proximity to the A19 and A1(M) interchange bringing centres such as Newcastle, Leeds and York into a commutable distance.



DESCRIPTION

2 West End comprises a fully furnished end of terraced three bedroom property. The property offers the potential purchaser a unique opportunity to live in a property which has been modernised, whilst retaining a number of original features and located in a very popular and attractive village. Viewing is a must to appreciate the first class fittings throughout this property.

The ground floor accommodation comprises a spacious open plan kitchen/diner/family room, with modern aesthetic grey wall and floor units, providing plenty of storage space. The kitchen also benefits from integrated appliances including an induction hob, oven, dishwasher and fridge/freezer. The grey wall and floor units compliment the timber floor and white worktops, providing a light and welcoming kitchen/diner/family room. The kitchen area also provides a useful island which doubles as a seat for the dining table. The other end of the room offers a cosy sitting area with space for two good sized sofas, coffee table and TV. This room then leads into the multi purpose hallway which provides a good sized office area, utility area with sink and washing machine and the ground floor W.C.

The first floor of the property features two en-suite double bedrooms, one of which features an attractive former fireplace and rear entrance to the property. Both these rooms have equally been finished to a first class standard.

The second floor offers a useful space which is currently used as a bedroom with an en-suite located in the loft space of the property.

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.

BOUNDARIES

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

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.

///[scoping.essays.backs](#)

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band B.

SERVICES

Mains electricity, water and drainage. air source heat pump. Broadband connection available.

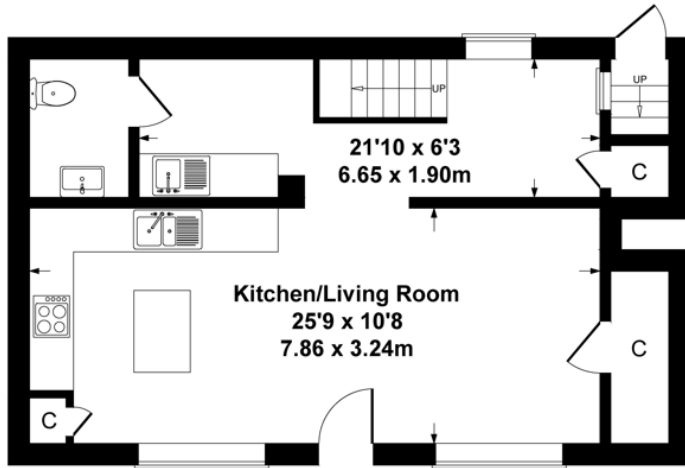
LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780

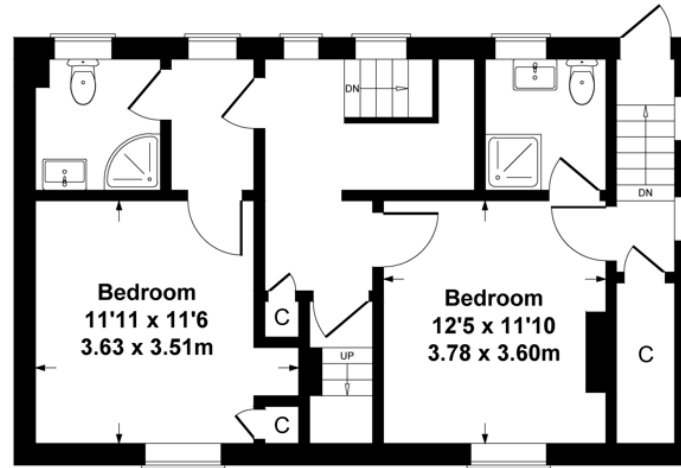


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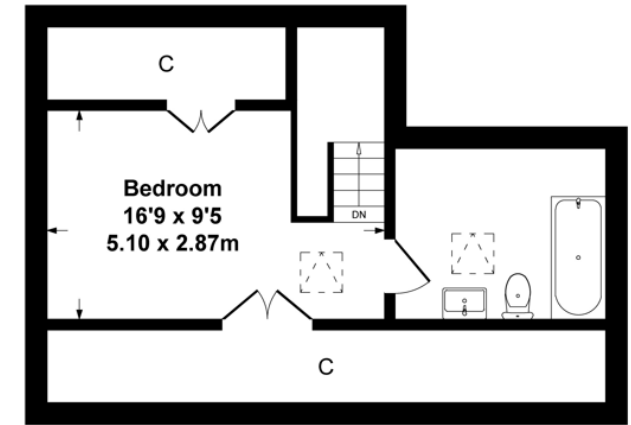
Approximate gross internal area
127 sq m - 1367 sq ft



GROUND FLOOR



FIRST FLOOR



SECOND 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

Important Notice: Robin Jessop Ltd, their clients and any Joint Agents give notice that: They are not authorized to make or give any representations or warranties in relation to the property either here or elsewhere, on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permission, building regulations or other consents. Where it is stated that there is planning potential, Purchasers must satisfy themselves with the Planning Authority or otherwise. Robin Jessop Ltd has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

