



ASHLEIGH 2 BIRKBY COTTAGE,  
NORTHALLERTON  
BEST OFFERS OVER £50,000



Northallerton  
Estate Agency



# Cross Rein Bank

Northallerton, DL7 0EG

**1 BEDROOM COTTAGE IN NEED OF COMPLETE RENOVATION**

- CHAIN FREE
- SCOPE TO EXTEND (STPP)
- RURAL
- VILLAGE LOCATION
- RENOVATION PROJECT
- SEMI DETACHED



## **FORMER ROOM**

12'11" x 10'11"

SCOPE TO REBUILD WITH PLANNING

## **UTILITY ROOM**

10'10" x 9'10"

## **KITCHEN DINER**

15'1" x 10'0"

HAS A SINK AND SINGLE BASE UNIT DOOR INTO LIVING ROOM

## **LIVING ROOM**

15'1" x 13'4"

LARGE ROOM WITH VIEWS OVER THE REAR OF THE PROPERTY ONTO GARDEN AREA AND TRAINLINE

## **LANDING**

WITH STAIRS UP AND DOWN

## **BATHROOM**

10'2" x 7'4"

BATH SINK AND TOILET ALL IN NEED OF REPLACING

## **BEDROOM**

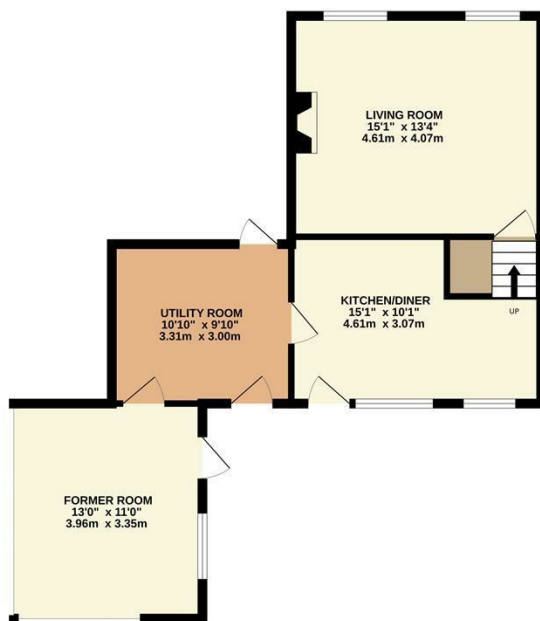
15'3" x 12'11"

HAS A CUPBOARD THAT HOUSES THE CYLINDER AND EMERSON HEATER A RAD AND A WINDOW OVER LOOKING THE REAR



Call us to arrange a viewing on **01609 771959**

GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



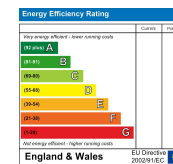
1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



ASHLEIGH, 2 BIRKBY COTTAGES, EAST COWTON, NORTHALLERTON. DL7 8EG

TOTAL FLOOR AREA : 953 sq.ft. (88.5 sq.m.) approx.

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