



## 5 THE SQUARE

GREAT LANGTON, NORTHALLERTON, DL7 0TD

£200,000  
FREEHOLD

A renovated two bedroomed terraced cottage located in the popular village of Great Langton between Bedale & Northallerton. The property benefits from a great layout including a dining kitchen, sitting room, two double bedrooms and the house bathroom. To the rear is an enclosed garden, that is mainly paved with an artificial lawn and garden store with on street parking available to the front. Offered for sale with no onward chain!

**NORMAN F. BROWN**

Est. 1967

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- Two Double bedrooms • Character Cottage • Refurbished Interior • Enclosed & Private Rear Garden • Double Glazing & Electric Heating • Great Layout • Ideal For Northallerton, Bedale and the A1(M) • Accessible Village Location • Enquire Today For Your Personal Viewing • Video Tour Available



### The Property

Located in the heart of the village of Great Langton, this delightful terraced cottage offers a perfect blend of modern comfort and traditional character. The property features two spacious double bedrooms served by a well appointed bathroom, making it an ideal choice for couples, small families, or those seeking a peaceful retreat.

Upon entering into the hallway, you are welcomed into a cosy sitting room that exudes warmth and charm, providing an inviting space to relax and unwind. The dining kitchen is well-appointed and designed for both functionality and style, making it a wonderful area for entertaining guests or enjoying family meals and opens out to the rear garden.

The cottage has been thoughtfully refurbished, ensuring that it meets the needs of contemporary living while retaining its quaint appeal. One of the standout features of this property is the private, easy-to-maintain garden, which offers a lovely outdoor space for entertaining or simply enjoying the fresh air.

Set in an attractive location, this home benefits from the convenience of village life, with local amenities and transport links including the A1(M) and mainline rail within easy reach of Northallerton & Bedale. The property is also equipped with electric heating, ensuring comfort throughout the seasons.

This charming cottage in Great Langton presents an excellent opportunity for those looking to embrace village living in a beautifully refurbished home. Don't miss the chance to make this delightful property your own.

### Location

Great Langton is a conveniently located rural village on the edge of the river Swale between the market towns of Bedale (7.5 miles) & Northallerton (4 miles). It is close to the popular market towns of Northallerton providing a wide range of shopping, schools and leisure facilities, plus the train station at Northallerton links to York and to London Kings Cross. There are also excellent road links via the A1(M) and A19, for access to Teesside, Leeds, Newcastle and York.

### General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council

Tel: (01609) 779977

Council Tax Band – C

Tenure – We are advised by the vendor that the property is Freehold

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Electric Heaters

Water – Hot Water Cylinder/Immersion Heater

Drainage: Mains

Broadband:

Checker: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Mobile:

Signal Checker visit [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

Flood Risk: Very Low

Has the property ever suffered a flood in the last 5 years – o

Restrictive Covenants: Not Known

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

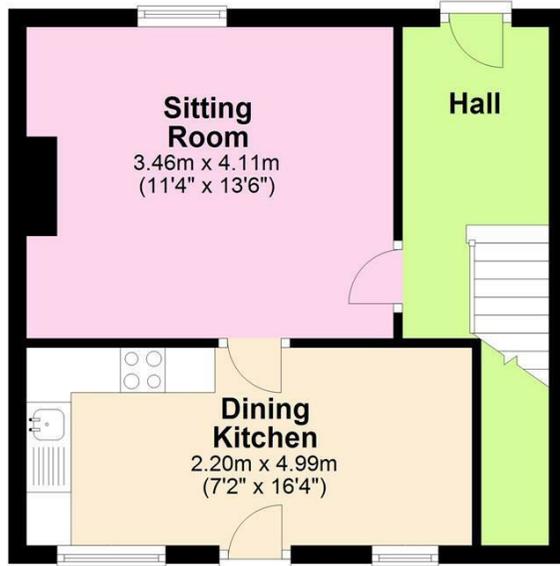
The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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### Ground Floor

Approx. 33.6 sq. metres (362.1 sq. feet)



### First Floor

Approx. 34.5 sq. metres (371.1 sq. feet)



Total area: approx. 68.1 sq. metres (733.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>51</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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