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Saddle Cottage, North End  
Osmotherley, Northallerton, DL6 3BB

**Offers in the region of £190,000**

House - Terraced  
2 Bedroom/s  
1 Bathroom/s

A beautifully presented two bedroomed stone built period cottage situated in a lovely location tucked away behind the war memorial in the centre of the village. The cottage has been improved to include high specification modern electric heaters, improved wall insulation and recently fitted double glazing to the front elevation. The accommodation includes an open plan living room/kitchen with log burner and ceiling beams. The kitchen area fitted with a good range of wall and base units including an integrated oven and hob. There is a refurbished ground floor shower room/wc with corner shower cubicle. To the first floor there is a master bedroom with oak flooring, vaulted ceiling and exposed ceiling beam, built in wardrobe and wash basin. Bedroom two is also a double room with oak flooring and store cupboard. Externally there is a useful outbuilding/store ideal for bins and bicycles.

The property has been very successfully used as a holiday cottage and is sold with no onward chain.





- Superb two bedroomed stone built period cottage
- Log burning stove
- Open plan kitchen/living room
- Useful outbuilding ideal for bike storage
- Beautifully presented living accommodation
- Electric heating and double glazing
- Two double bedrooms with oak flooring
- No onward chain

#### GENERAL INFORMATION

Tenure: Freehold

Services: Electric central heating, mains electric, water and drainage

Double glazing ( Newly installed bespoke windows to the front elevation )

Local Authority: North Yorkshire Band B

#### Buyers Identification Check(s)

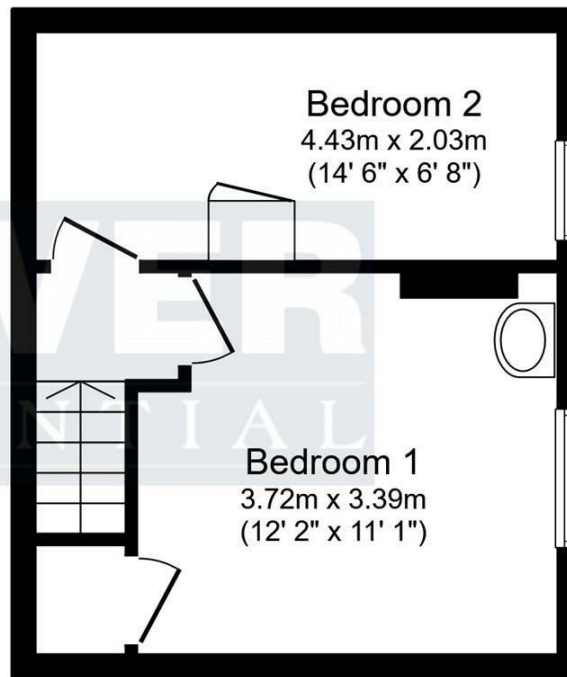
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#### Property Size Information

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory)



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C	70	
(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	

Floor Area from EPC -  
581.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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