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North End
Osmotherley, Northallerton, DL6 3BE

Offers in the region of £450,000

House - Terraced
3 Bedroom/s
2 Bathroom/s

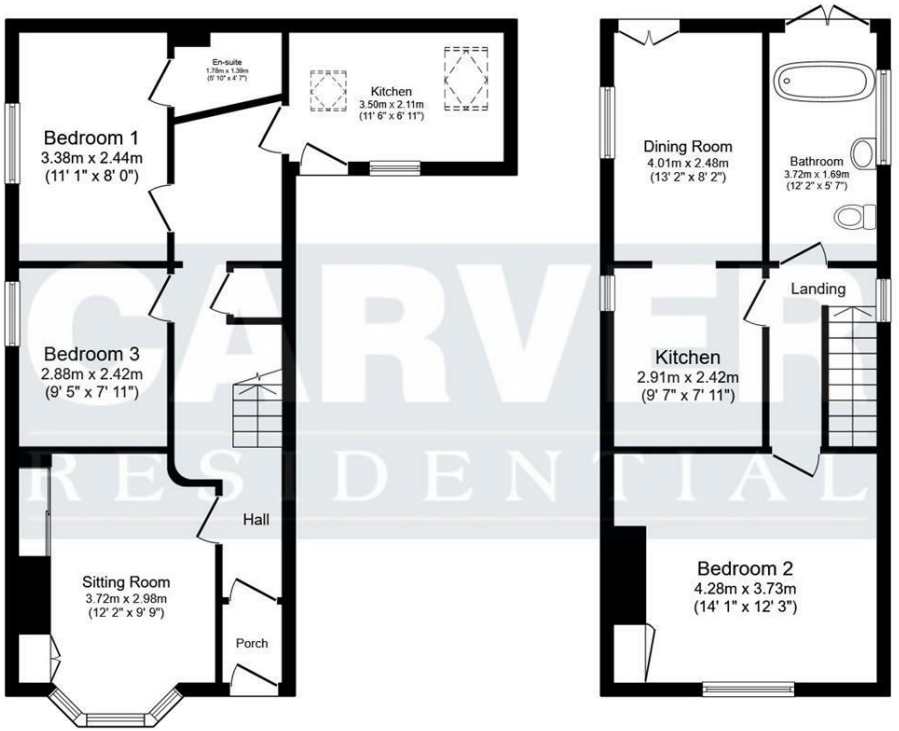
A stunning three bedroomed period cottage proving versatile and beautifully presented living accommodation over two floors. The property has been refurbished and improved and benefits from oil fired central heating and double glazing. The accommodation includes an entrance porch, lovely reception hall, spacious living room with window seat and fireplace with storage to alcoves, bedroom two, inner hall / study area, bedroom one with luxury en suite shower room. Refurbished and refitted kitchen with bespoke wall and base units, Quartz work tops, Belfast sink and integrated oven, hob, fridge freezer and washing machine. A door leads to a shared courtyard area. To the first floor there is a Kitchen with Rayburn stove and wall and base units and archway to the dining area with French doors to the rear garden. There is a double bedroom with fireplace and a luxury refurbished family bathroom with French doors to the rear garden. There is a lovely mature rear garden with a west facing aspect adjoining countryside to the rear.

- Unique three bedroomed period cottage
- First floor kitchen and dining room with French doors to the elevated rear garden
- Two ground floor bedrooms one with luxury ensuite shower room
- A mix of modern and period features adding to the overall character of the cottage
- Beautifully presented living accommodation
- Luxury first floor family bathroom with under floor heating
- Ground floor living room and refurbished kitchen with integrated appliances

GENERAL INFORMATION
Tenure: Freehold
Services: Oil central heating, mains electric, water and drainage.
Double glazing.
Right of way over neighbours rear garden.
Local Authority: North Yorkshire Band TBC

Buyers Identification Check(s)
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

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)

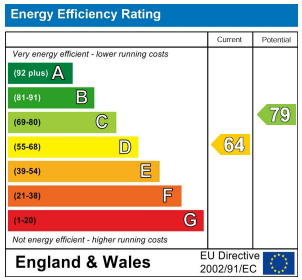


Ground Floor
Floor area 53.6 sq.m. (576 sq.ft.)

First Floor
Floor area 45.2 sq.m. (486 sq.ft.)

Total floor area: 98.8 sq.m. (1,063 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



Property Size from EPC
957.00 sq ft

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MAB 6202

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