



TWO HOOTS, SOUTH OTTERINGTON,
NORTHALLERTON
OFFERS IN THE REGION OF £300,000



Northallerton
Estate Agency



Northallerton, DL7 9HG

TWO HOOTS IS A WELL PRESENTED 3 BEDROOM BUNGALOW FACING THE VILLAGE GREEN IN SOUTH OTTERINGTON. THE VILLAGE BOASTS A GREAT SCHOOL, PUBLIC HOUSE AND CHURCH AND IS WITHIN 5 MINS DRIVE FROM NORTHALLERTON MARKET TOWN AND MAINLINE TRAIN STATION.

- 3 BEDROOM
- GARAGE
- OIL FIRED CENTRAL HEATING
- SOLAR PANELS
- OFF ROAD PARKING
- VILLAGE LOCATION



ENTRANCE HALL

WOOD LAMINATE FLOORING, FLUSH MOUNTED CEILING LIGHT POINT, LOFT ACCESS WITH A PULL DOWN LADDER AND RECESS SPACE WHICH WOULD BE GOOD FOR AN OFFICE OR SEATING AREA.

SITTING ROOM

FEATURE FIREPLACE WITH MULTIBURN STOVE, DOUBLE RADIATOR, CEILING LIGHT POINT, TV POINT, TELEPHONE POINT.

KITCHEN / DINING ROOM

TILED FLOOR, INSET 4 RING HOB AND OVEN AND GRILL BELOW, SPACE FOR WASHING MACHINE, SLIMLINE DISHWASHER AND FRIDGE FREEZER, SINGLE SINK AND DRAINER WITH QUALITY MIXER TAP, IN THE DINING ROOM AREA THERE IS A DOUBLE RADIATOR, CEILING LIGHT POINT UNDER UNIT WORCESTER FLOOR MOUNTED OIL BOILER AND A DISPLAY CABINET. DOOR OUT INTO REAR GARDEN

BEDROOM 1

WOOD LAMINATE FLOORING, CEILING LIGHT POINT, RADIATOR

BEDROOM 2

WOOD LAMINATE FLOORING, CEILING LIGHT POINT, RADIATOR VIEW TO THE REAR

BEDROOM 3

WOOD LAMINATE FLOORING, CEILING LIGHT POINT, RADIATOR VIEW TO SIDE

BATHROOM

BATH WITH MAINS SHOWER, WC, BASIN, CEILING LIGHT POINT AND RADIATOR.

GARAGE

UP AND OVER DOOR WITH MAINS POWER

GARDEN

POST AND PLANKED FENCING, SPACE AND BASE FOR SHED, LAWNS AND HARDSTANDING AREA.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY

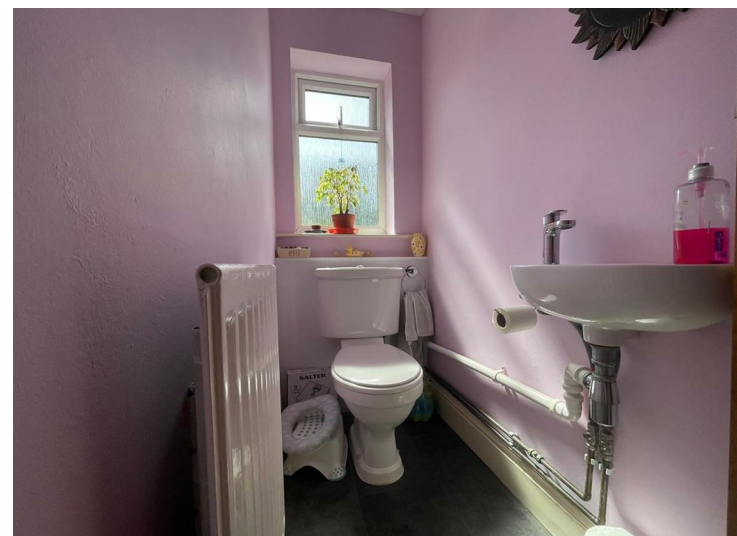
- Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - D

EPC - TBC



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

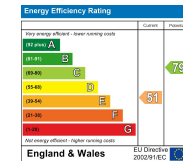
This floor plan shows a 3-bedroom house with a garage, entrance hall, kitchen/dining room, sitting room, and bathroom. The rooms are color-coded: Garage (orange), Bedrooms (yellow), Bathroom (light blue), and Kitchen/Dining/Sitting areas (light yellow). The Entrance Hall is a central brown area with three doors leading to the bedrooms. The Bathroom is located between Bedroom 2 and the Kitchen/Dining Room. The Kitchen/Dining Room features a sink, stove, and refrigerator. The Sitting Room has a fireplace on the right wall. The Garage is attached to the left side of the house.

Room	Dimensions (ft x in)	Dimensions (m x m)
Garage	-	-
Bedroom 1	12'0" x 11'10"	3.66m x 3.61m
Bedroom 2	10'5" x 8'7"	3.17m x 2.61m
Bedroom 3	8'7" x 8'3"	2.62m x 2.51m
Bathroom	7'1" x 5'11"	2.16m x 1.81m
Kitchen/Dining Room	16'6" x 12'6"	5.03m x 3.81m
Sitting Room	14'8" x 12'6"	4.47m x 3.81m

TOTAL FLOOR AREA : 920 sq.ft. (85.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.



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