



9 The Green

Ainderby Steeple, Northallerton, North Yorkshire, DL7 9QA



Robin Jessop

A Deceptively Spacious Period Cottage Beautifully Situated Overlooking the Village Green

- End Terrace Cottage
- Three Bedrooms
- Superb Position Overlooking the Village Green
- Pretty Front Garden
- Driveway Parking for 2/3 Vehicles
- Close to Northallerton
- Accessible Location
- Guide Price: £325,000

SITUATION

Northallerton 3 miles, A1(M) Interchange at Leeming Bar 4 miles, Bedale 6 miles, Darlington 22 miles, Teesside 25 miles, York 26 miles. (All distances are approximate).

Ainderby Steeple is a popular residential village located just west of the thriving market town of Northallerton. The village has a fantastic community and is located between the market towns of Northallerton and Bedale. Both Bedale and Northallerton offer a wide range of shops, services and amenities.

DESCRIPTION

9 The Green stands exceptionally well overlooking the village green and comprises an attractive brick-built end of terrace cottage. The property has been occupied as a long-term rental and offers a blank canvas as a full-time home in a popular and accessible village.

The property is entered into a useful utility/boot room which is plumbed for a washing machine and has access to a useful storage cupboard and a cloakroom. The kitchen is to the left and has a range of cream fitted units and a stainless-steel sink and drainer together with space for appliances including a cooker and



undercounter fridge.

There is a dining room with two windows looking out to the rear and steps up into the spacious sitting room which has a feature timber beam, together with a fireplace with a gas fire which is currently disconnected.

To the first floor there are three double bedrooms. The main bedroom has fitted wardrobes, and each bedroom enjoys a pleasant outlook. There is also a bathroom with a WC, hand basin, a bath with shower over and an airing cupboard.

Externally the property has driveway parking for 2-3 cars and a delightful front garden which is laid to lawn with a patio area adjacent the property.

Overall, 9 The Green would make an excellent full-time home in a popular and accessible village location.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

///centrally.supported.longingly

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.



COUNCIL TAX Band D.

SERVICES

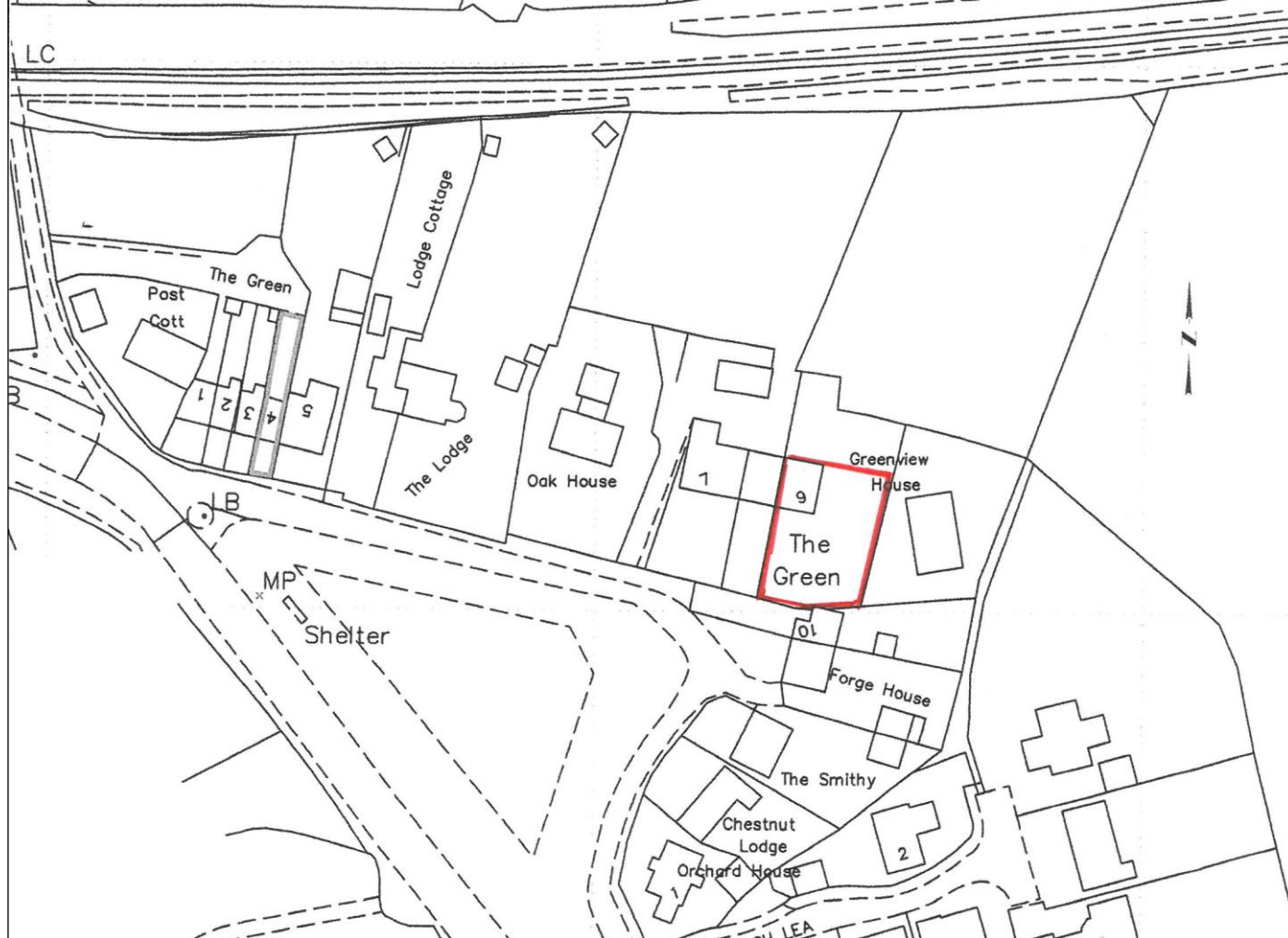
Mains electricity. Mains water. Mains drainage. Mains gas central heating. Broadband connection available.

AGENT'S NOTE – RESTRICTIVE COVENANTS

1. The property is not to be used for any trade or business other than as a single private dwelling. This does not preclude individuals working from home.
2. Not to keep or permit to be kept any livestock or birds in or on the property except normal household pets.
3. With the exception of a light van not to park or permit to be parked any commercial vehicles, agricultural vehicles, caravans or plant on the property.
4. Not to keep any immobile or scrap vehicles of any description on the property.
5. Not to plant or allow to grow on the property any fast growing trees or shrubs and in particular not to plant or allow to grow any leylandii.

LAND REGISTRY

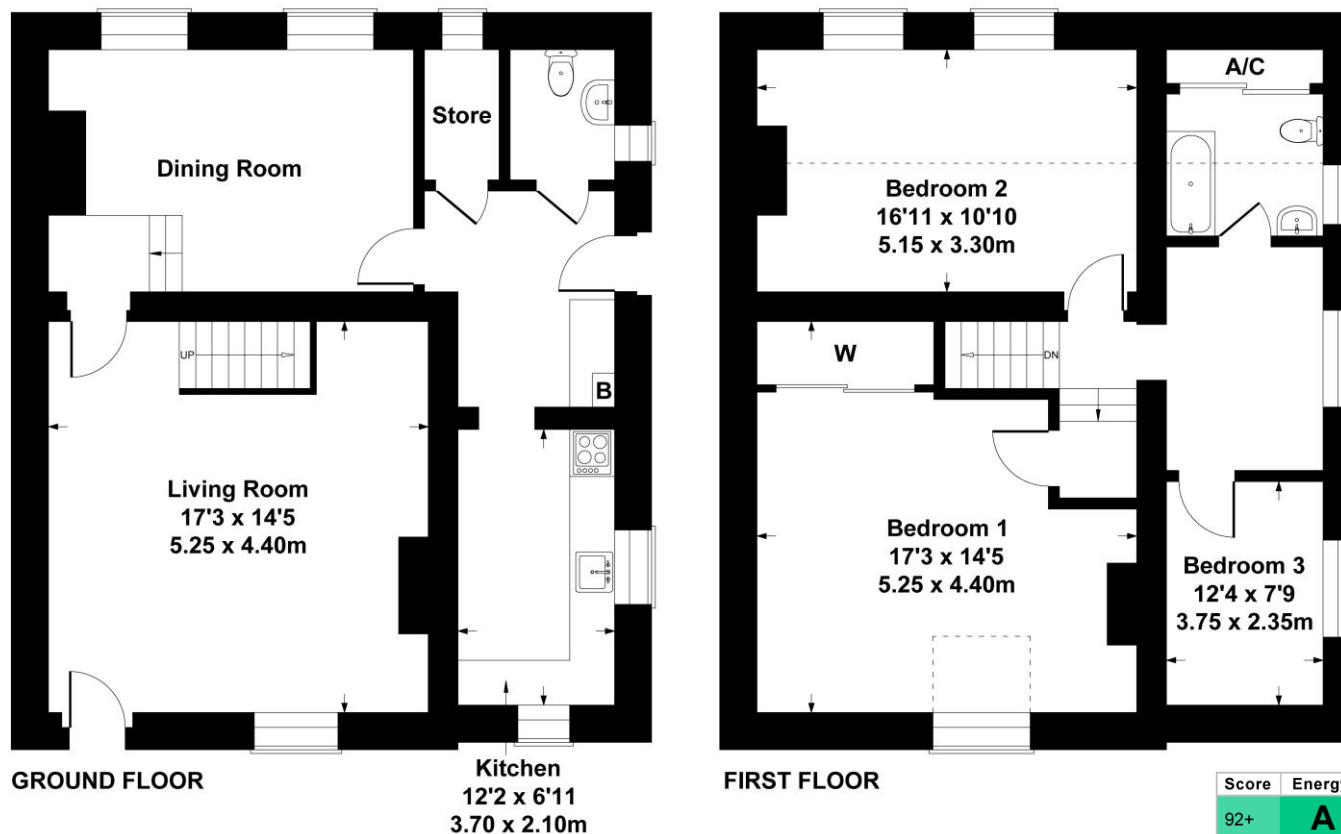
Please note that the property is currently not registered with the Land Registry Office. Further details are available upon request.



9 The Green, Ainderby Steeple

Approximate gross internal area

House 138 sq m - 1485 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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