

21 WEST END, OSMOTHERLEY

OFFERS IN EXCESS OF £170,000

Northallerton Estate Agency





West End

Osmotherley, DL6 3AG

PLEASE NOTE THIS PROPERTY IS CURRENTLY WITH AUCTION HOUSE NORTH EAST
21 WEST END COTTAGE IS A ONE BEDROOM COTTAGE IN THE SOUGHT AFTER VILLAGE OF OSMOTHERLEY. THE PROPERTY IS IN NEED OF MODERNISATION AND IS OFFERED CHAIN FREE.

- **CHAIN FREE**
- **ONE BEDROOM**
- **COUNCIL TAX BAND B**
- **RENOVATION PROJECT**
- **STUNNING VIEWS AND LOCATION**
- **IDEAL FIRST TIME BUYER HOME**

LIVING ROOM
UPVC DOOR INTO A BEAMED CEILING ROOM WITH TV POINT, PHONE POINT, CEILING MOUNTED SPOTS, DOUBLE RADIATOR, FEATURE FIREPLACE WITH OPEN FIRE, LOT OF SHELVING AND AN ARCH INTO KITCHEN

KITCHEN
A RANGE OF LIGHT OAK WALL AND BASE UNITS, GRANITE WORKTOPS, INSET SINGLE SINK AND DRAINER WITH MIXER TAP, HOTPOINT 4 RING HOB AND ELECTRIC OVEN BELOW, SPACE FOR WASHING MACHINE, FLOOR MOUNTED GRANT OIL BOILER, TILED SPASH BACK, DOUBLE RADIATOR, UNDER STAIR STORAGE CUPBOARD. DOUBLE GLAZED WINDOW AND DOOR LEADING OUT TO THE REAR COURTYARD

LANDING
DOUBLE BALUSTRADE, CEILING LIGHT POINT, STORE CUPBOARD HOUSING WATER TANK AND CEILING LIGHT POINT INSIDE.

BEDROOM
GOOD SIZED WITH TRIPPLE MIRROR FRONTED WARDROBE, CEILING LIGHT POINT AIRING CUPBOARD, DOUBLE RADIATOR AND VIEWS OVER THE VILLAGE AND CHURCH YARD

BATHROOM
SLIPPER BATH WITH SHOWER ATTACHMENT, LOW LEVEL WC, WASH BASIN, MIRRORED CABINET, CEILING LIGHT SPOTS AND HEATED TOWEL RAIL

COURTYARD
RIGHT OF ACCESS FROM SCHOOL LANE, FORMER OUTBUILDING HOUSING A METAL OIL TANK (WHICH NEEDS REPLACING)

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959
TENURE - FREEHOLD
SERVICES - MAINS, WATER, ELECTRIC & DRAINAGE & OIL HEATING
NYCC TAX BAND - B
EPC - TBC









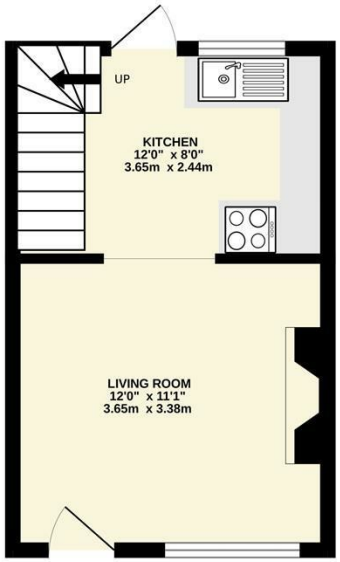




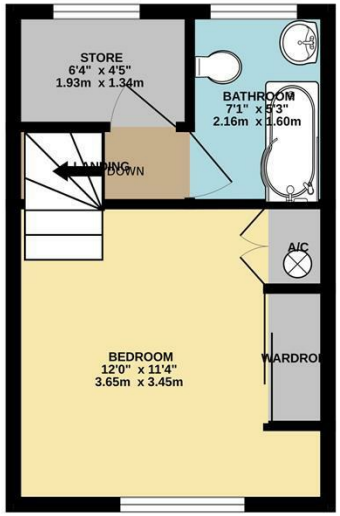


Call us to arrange a viewing on 01609 771959

GROUND FLOOR
222 sq.ft. (20.6 sq.m.) approx.



1ST FLOOR
225 sq.ft. (20.9 sq.m.) approx.



21 WEST END, OSMOTHERLEY, NORTHALLERTON. DL6 3AG

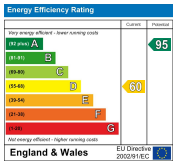
TOTAL FLOOR AREA : 446 sq.ft. (41.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
Made with Metropix ©2025









Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

· These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification

· These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.

· All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.

· We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.

· Any plans may not be to scale and are for identification purposes only.

· Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.

· You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major important to your interest in this property, please ask us for further information.

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.

143 High Street, Northallerton, North Yorkshire, DL7 8PE

T: 01609 771959

E: sales@northallertonestateagency.co.uk

www.northallertonestateagency.co.uk

The Property Ombudsman

RICS

Northallerton Estate Agency