



CARVERS

SALES & LETTINGS

North End

Osmotherley, Northallerton, DL6 3BH

Offers in the region of £325,000

House - Detached



An attractive stone built detached Grade II listed cottage situated within the popular village of Osmotherley. The property benefits from oil fired central heating together with period style features including some sash windows, radiators, exposed internal stone work and internal doors which add to the overall character of this lovely home. The accommodation includes an entrance hall, spacious living room with multi fuel burning stove, oak floor covering and exposed walls. The kitchen/dining area is fitted with wall and base units including integrated oven, hob and fridge freezer. There is a refurbished utility/rear lobby area and ground floor cloak room/wc. To the first floor there are two double bedrooms and a family bathroom fitted with a white suite including a roll top bath and under floor heating. To the second floor there is a large room and separate dressing room/study area. Externally to the front there is a stone flagged forecourt garden with gate and railings designed by the blacksmith James Godbold. To the rear there is a courtyard garden with access to the garage which provides off street parking. No onward chain.



- Grade II listed three bedroomed detached period cottage
- Spacious living room with multi fuel burning stove
- Two first floor bedrooms
- Bathroom with under floor heating
- Forecourt garden with unique front railings
- Garage and rear courtyard garden
- Kitchen/dining room with integrated appliances
- 2nd floor loft conversion with bedroom and dressing room/study area
- Oil fired central heating
- Popular village location

GENERAL INFORMATION

Tenure: Freehold

Services: Oil central heating, mains electric, water and drainage.

Local Authority: North Yorkshire Band C

Grade II Listed. Some restricted head room in attic rooms.

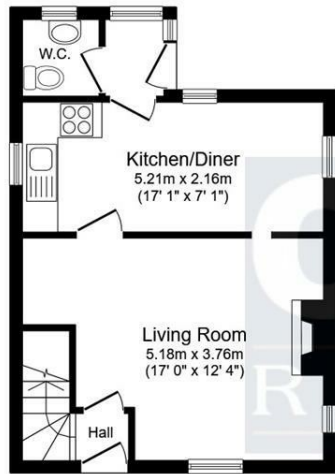
Buyers Identification Check(s)

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.

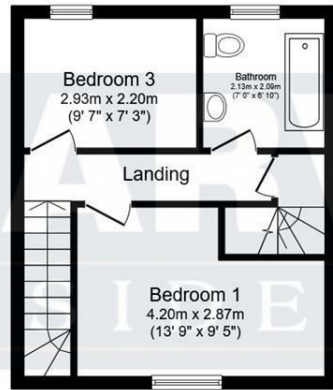
Property Size Information

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 and/or garage)

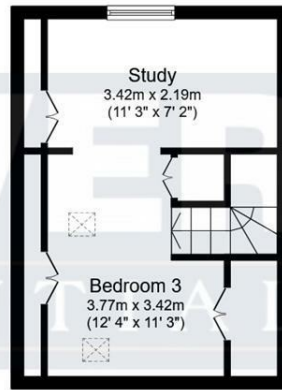




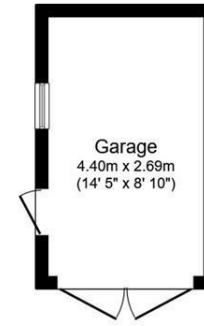
Ground Floor
Floor area 34.3 sq.m. (369 sq.ft.)



First Floor
Floor area 31.0 sq.m. (333 sq.ft.)



Second Floor
Floor area 26.1 sq.m. (280 sq.ft.)



Garage
Floor area 11.6 sq.m. (125 sq.ft.)

Total floor area: 103.0 sq.m. (1,108 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E			
(21-38) F		23	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Property size taken from EPC
1001.00 sq ft

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There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.
The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.