



**CARVERS**  
SALES & LETTINGS

Isla Cottage, Back Lane  
Osmotherley, Northallerton, DL6 3BJ  
Offers in the region of £250,000

Cottage



A beautifully presented two bedroomed period terraced cottage with private secluded rear garden with raised patio area and hot tub. The property is currently operated as a successful holiday cottage advertised via [sykescottages.co.uk](http://sykescottages.co.uk) and has a number of forward bookings. Benefitting from electric central heating and double glazing the accommodation includes an entrance hall, cosy living room with log burning stove, inner hall, luxury shower room / wc, fitted kitchen with integrated oven, hob, washing machine and fridge. To the first floor there is a double bedroom with fitted wardrobe and a single bedroom. Externally there is a shared footpath leading to the lovely secluded garden area with raised patio and covered hot tub. The village of Osmotherley is situated on the edge of the North Yorkshire Moors National park.



- Beautifully presented two bed roomed period cottage
- Living room with log burner
- Two first floor bedrooms
- Sold with all fixtures and fittings
- Secluded garden with raised patio and hot tub
- Luxurious shower room / wc
- Currently used as a holiday cottage with forward bookings
- No onward chain

#### GENERAL INFORMATION

Tenure: Freehold

Services: Electric heating, mains electric, water and drainage

Double glazing

Local Authority: North Yorkshire B

Income and forward booking details available from the agent

Shared footpath to rear garden and access over 11a footpath to out building

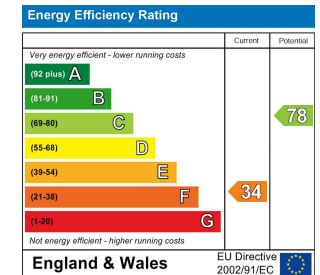
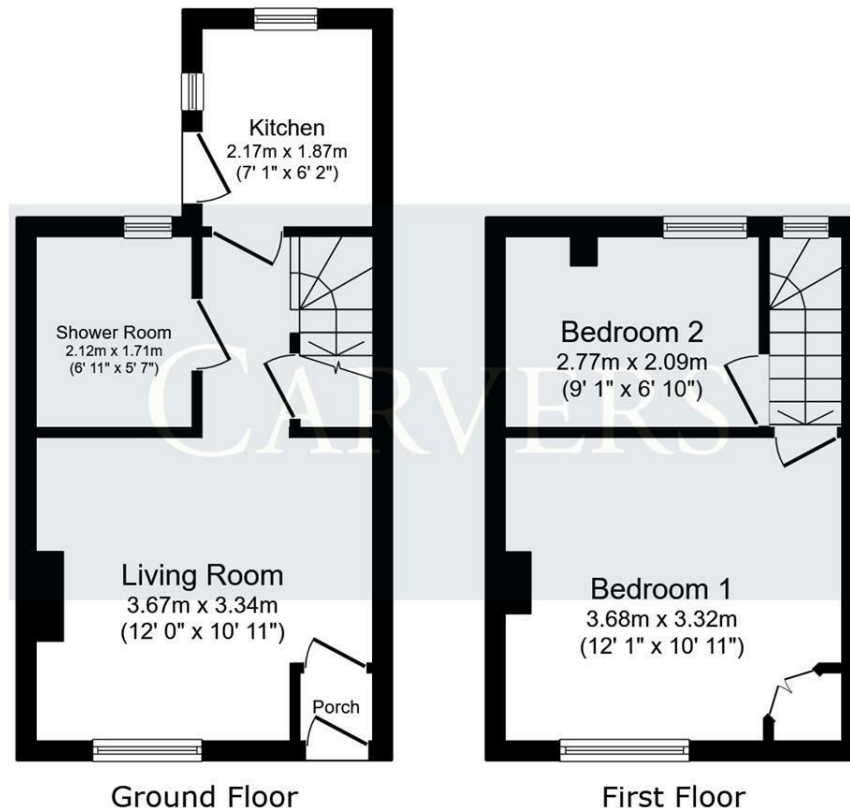
#### Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Carvers 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)





Property size taken from EPC  
527.00 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

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