





An extended four bedroomed semi detached cottage enjoying beautiful views over open countryside. The property benefits from oil fired central heating and double glazing and the spacious accommodation includes a reception hall with an attractive return staircase, spacious living room with log burning stove, open plan kitchen/dining/family room with French doors opening to the decked patio and rear garden together with impressive views over the adjoining countryside. There is also a utility room and cloaks room / wc. To the first floor there is a master bedroom again taking advantage of the lovely views to the rear, a guest room with shower cubical, two further bedrooms and a family bathroom fitted with a white suite with shower over bath. Externally, the front is accessed via a gate leading to a graveled driveway providing off street parking for several cars. The garden extends from the side to the rear and is mainly laid to lawn with decking and patio areas and adjoins open countryside. The property is situated just out side of the village of Danby Wiske and is within easy access of A167 and Northallerton town centre.







- Extended four bedroomed semi detached cottage
- Open plan kitchen/dining/family room
- Bedroom with ensuite shower
- Gated entrance and gravel driveway providing off street parking
- Lovely rural location yet within easy reach of Northallerton and A167
- Beautiful views over countryside to the front and rear
- Living room with log burning stove
- Oil fired central heating and double glazing
- Rear garden with decked patio adjoining open countryside

#### **Buyers Identification Check(s)**

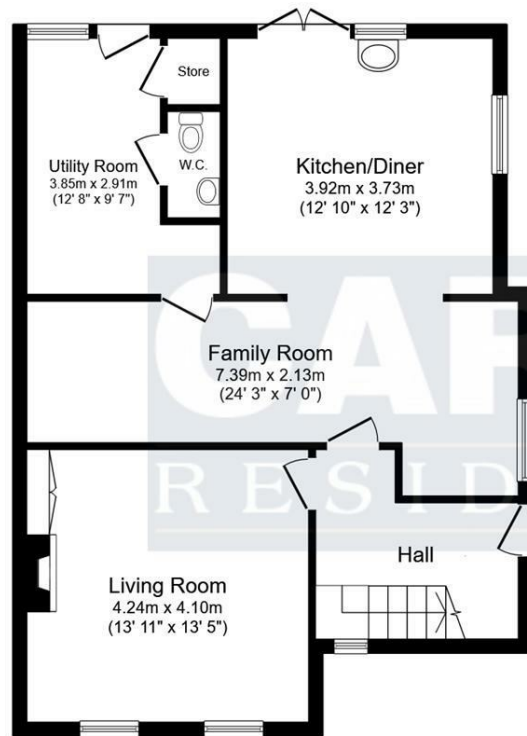
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#### **GENERAL INFORMATION**

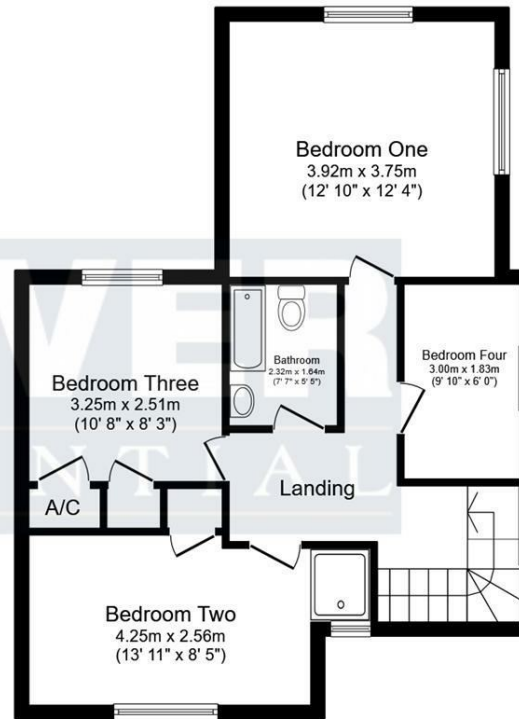
Tenure: Freehold

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

Local Authority: North Yorkshire Band C Improvement Order.



**Ground Floor**  
Floor area 70.5 sq.m. (759 sq.ft.)



**First Floor**  
Floor area 58.6 sq.m. (631 sq.ft.)

**Total floor area: 129.2 sq.m. (1,390 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](http://www.Propertybox.io)

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

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