



2 ROSE COTTAGES, NORTHALLERTON

O.I.R.O £125,000



Northallerton
Estate Agency

Rose Cottages

Northallerton, DL7 8TL



Nestled in the charming area of Rose Cottages, Northallerton, this cottage offers two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Located in Northallerton, residents will enjoy easy access to local amenities, including shops, cafes, and parks, making it a convenient choice for everyday living. The surrounding countryside offers beautiful landscapes and opportunities for outdoor activities, perfect for those who appreciate nature.

We hereby disclose under section 21 of Estate Agents Act 1979 that the seller is Northallerton Auctions Ltd being a company which owns Northallerton Estate Agency.

- UPVC Sealed unit Double Glazed
- Recently Had New Roof
- Newly fitted kitchen & Bathroom
- Rear Yard
- Convenient for Town Centre
- Gas Fired Central Heating
- 2 Bedrooms
- Council Tax Band A
- Low Maintenance Front Garden
- Close to local amenities

Entrance Vestibule

4'0" x 4'0"

Side window. Light fitting. Door to:

Living Room

12'5" x 8'8"

With coved ceiling and centre light point. Two wall lights points. Central chimney breast with brick surround, hardwood mantle shelf, marble hearth and a hearth mounted electric fire at present. Plinth to the side of chimney breast is brick with hardwood top suitable for TV. TV, telephone and sky points. Internal door leads to:

Kitchen

12'4" x 8'2"

Newly fitted base and wall cupboards, granite effect work surfaces with inset single drainer, single bowl stainless steel sink unit with mixer tap over. Inset brushed steel and glass oven topped with four ring hob with extractor and light over. Radiator. Light point plus additional one over sink. Tiled splashbacks. Door to:

Rear Entrance / Utility

5'5" x 4'8"

Continuation of the tiled floor. Space and plumbing for washer. Shelved storage cupboard. UPVC sealed unit double glazed door with opaque glazed upper panel. Flush mounted ceiling light point. Door to:

Bathroom

5'10" x 5'4"

Tiled floor. Tiled walls. White suite comprising panelled bath with electric shower over. Matching pedestal wash basin and duo flush WC. Inset light spots. Extractor fan. Radiator.

Bedroom No. 1 (front)

12'5" x 12'0"

Light point. Twin overbed light points. Radiator. Built sliding door fronted double wardrobe with internal shelving.

Bedroom No. 2 (rear)

8'2" x 12'5"

Light point. Radiator. Built in wardrobe with hanging and storage. Built in boiler cupboard with Worcester 24 cdi gas fired combination central heating boiler.

Outside Rear

Rear concrete yard with a secure gated access. Outside shed. Former coalhouse.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - A

EPC - d

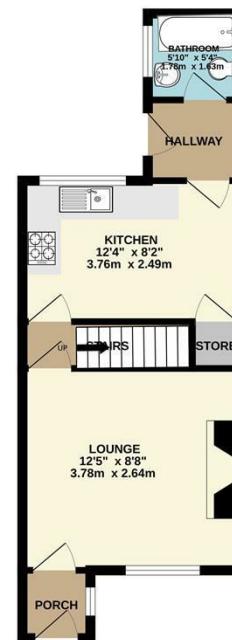
DECLARATION INFORMATION

THIS PROPERTY IS CONNECTED TO NORTHALLERTON AUCTIONS LIMITED, OUR PARENT COMPANY, WHO WE ARE SELLING ON BEHALF OF

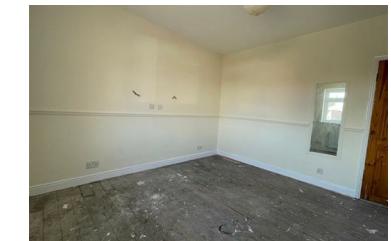
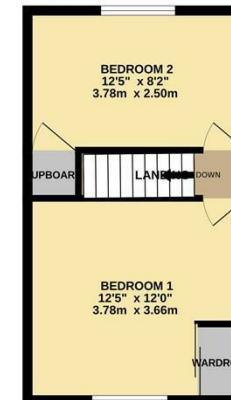


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR



1ST FLOOR



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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 misdescription. The floorplan is for identification purposes only and should not be relied on as being accurate. Prospective purchasers should make their own enquiries. The floorplan is to be used as a guide only and not as a contract. Made with Measured G2000.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	85		
B	65		
C	65		
D	65		
E	65		
F	65		
G	65		
All energy efficient - higher running costs			
EU Directive 2002/91/EC			

England & Wales

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- 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 importance 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.

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