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Northallerton  
Estate  
Agency



**Lot 2 - The Old School**  
**Northallerton, North Yorkshire DL7 9EY**  
**Offers In The Region Of £350,000**

An Opportunity to Acquire a Residential Property with Character, Currently Split into Three Dwellings with Potential to Modernise for Residential - Holiday Letting - Extended Family or reconfiguration into One Single Dwelling (Subject to the Necessary Consents).



The property was built circa 1860 as a Village School. It was converted by the current owner in 1993 into five separate dwellings that have, until recently, been let out. The property has retained many of its historic features.

Lot 2 comprises Nos 3, 4 & 5 which incorporates a one bedroomed and two 2-bedroomed dwellings. There is scope to modernise the dwellings for residential or holiday letting or potential to redevelop it as one dwelling.

Outside there is a substantial lawned garden, patio and parking to the rear.

Please Note the remainder of the school is available for the discerning purchaser wishing to acquire a more substantial development or to develop a more substantial family house.

### No 3 Accommodation - Open Plan Living Area

14'6" x 15'0" (4.42 x 4.59)



Stairs to First Floor

### Bedroom

14'2" x 8'2" (4.34 x 2.51)

### Shower Room

8'4" x 6'5" (2.56 x 1.98)

### No 4 Accommodation- Kitchen Diner

14'9" x 10'5" (4.5 x 3.2)



### Utility Room - Pantry

6'6" x 4'3" (2 x 1.3)

### Understairs Store

4'11" x 3'3" (1.5 x 1)

### Sitting Room

16'4" x 11'9" (4.98m x 3.58m)

### First Floor Landing

5'10" x 3'3" (1.79 x 1.01)

### Master Bedroom

14'5" x 13'1" (4.4 x 4)



### Bedroom No. 2

12'1" x 8'10" (3.7 x 2.7)

### Bathroom

8'10" x 5'6" (2.7 x 1.7)

### No 5 Accommodation - Entrance Hall

6'6" x 6'2" (2 x 1.9)

### Dining Kitchen

11'9" x 10'5" (3.6 x 3.2)



### Dining Area

5'2" x 5'2" (1.6 x 1.6)

### Sitting Room

14'9" x 13'5" (4.5 x 4.1)



Stairs to First Floor leading up to:

### First Floor Landing

#### Bedroom No. 1

13'1" x 11'5" (4 x 3.5)

#### Bedroom No. 2

11'9" x 9'10" (3.6 x 3)

Ornamental fireplace with painted surround.

### Bathroom

6'2" x 6'2" (1.9 x 1.9)

### First Floor Landing

### Gardens



The property will enjoy lawned gardens to the side of number 5 extending across number 3 with patio to front on numbers 3,4 and 5 providing for attractive gardens to front with to the rear there is a large expanse of tarmac which provides scope for extension, parking, garaging and landscaped gardens subject to purchasers requirements and the necessary planning permissions

### General Remarks & Stipulations

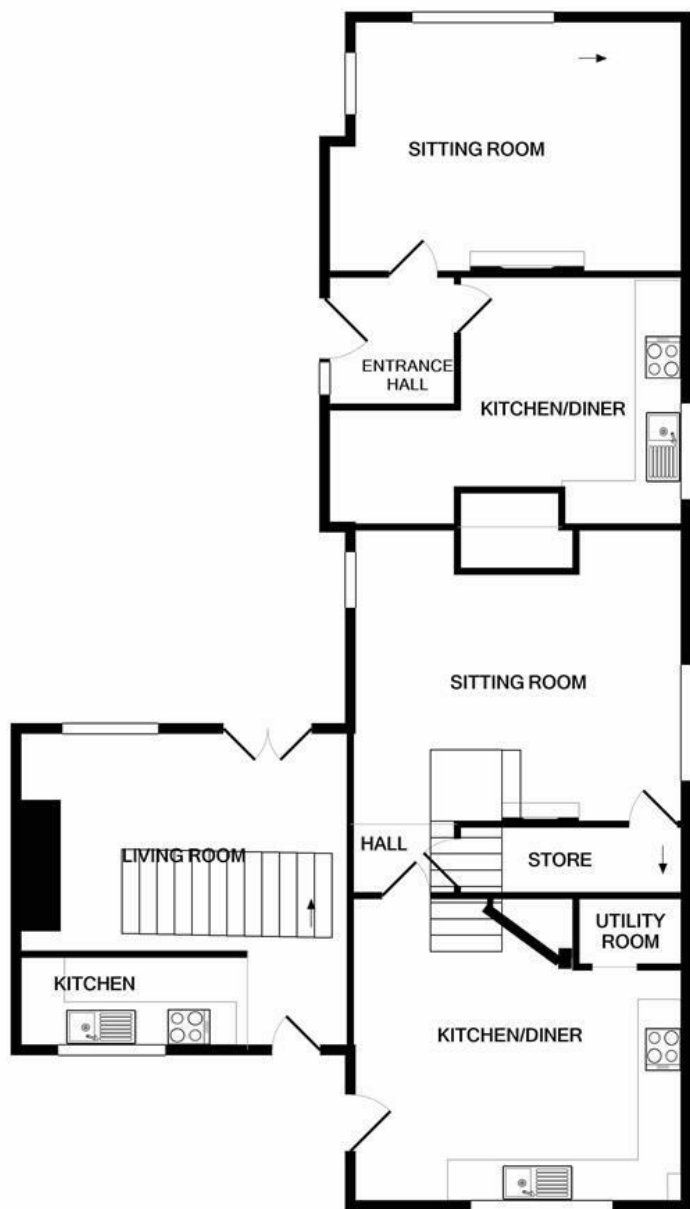
VIEWING - Strictly by appointment through Northallerton Estate

Agency – Tel: (01609) 771959.

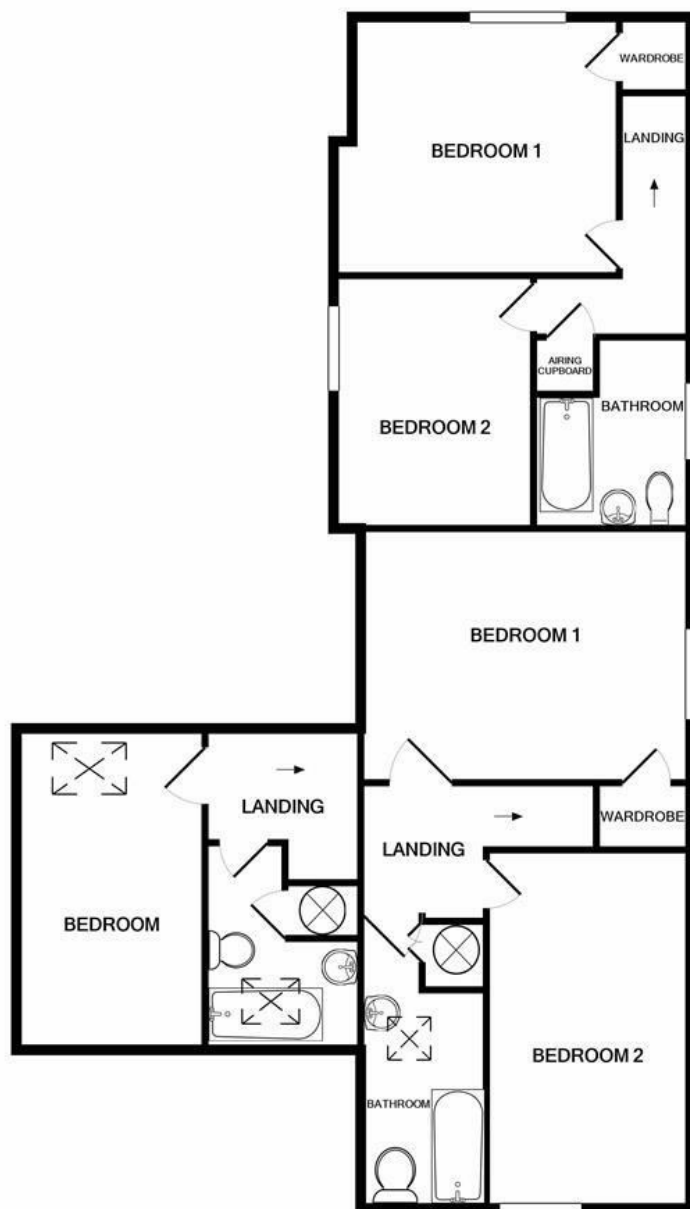
TENURE - Freehold with Vacant Possession upon completion.

SERVICES - Mains water, electricity, gas and drainage.

RIGHT OF WAY - There will be a right of way retained to the right-hand side for the benefit of Units 1 & 2 to facilitate vehicular access to the rear area.



GROUND FLOOR



1ST FLOOR

LOT 2 THE OLD SCHOOL, NEWBY WISKE, NORTHALLERTON

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
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