



**ASHLEIGH 2 BIRKBY COTTAGE,
NORTHALLERTON
BEST OFFERS OVER £50,000**

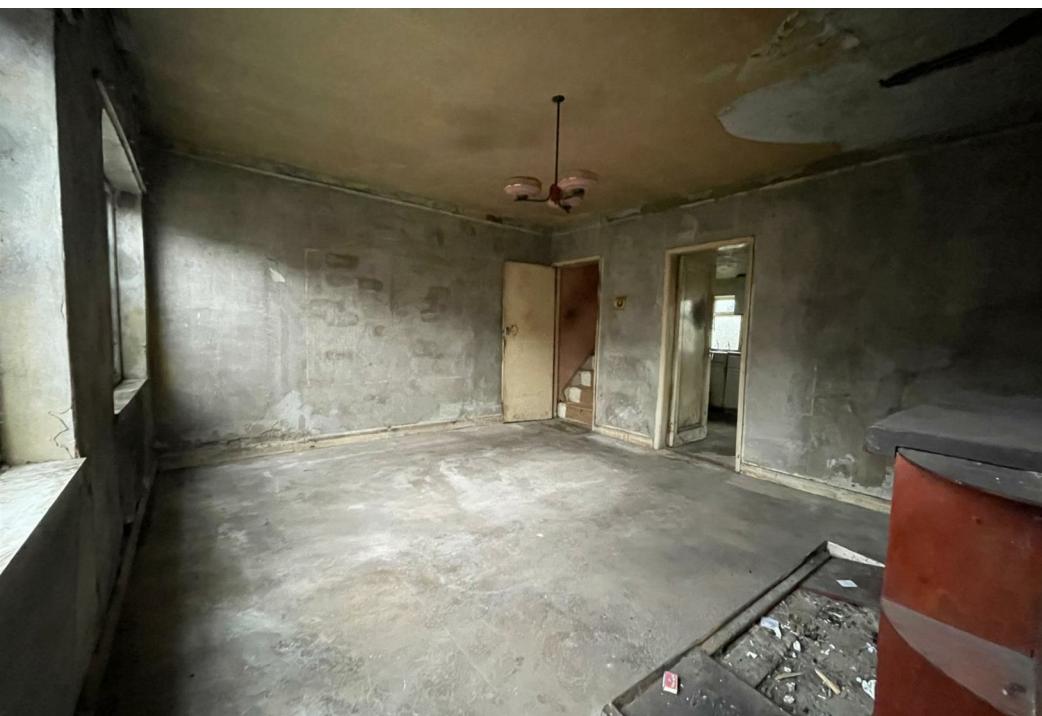


**Northallerton
Estate Agency**

Cross Rein Bank

Northallerton, DL7 0EG

1 BEDROOM COTTAGE IN NEED OF COMPLETE
RENOVATION



- CHAIN FREE

- SCOPE TO EXTEND (STPP)

- RURAL

- VILLAGE LOCATION

- RENOVATION PROJECT

- SEMI DETACHED

FORMER ROOM

12'11" x 10'11"

SCOPE TO REBUILD WITH PLANNING

UTILITY ROOM

10'10" x 9'10"

KITCHEN DINER

15'1" x 10'0"

HAS A SINK ABD SINGLE BASE UNIT DOOR
INTO LIVING ROOM

LIVING ROOM

15'1" x 13'4"

LARGE ROOM WITH VIEWS OVER THE REAR
OF THE PROPERTY ONTO GARDEN AREA
AND TRAINLINE

LANDING

WITH STAIRS UP AND DOWN

BATHROOM

10'2" x 7'4"

BATH SINK AND TOILET ALL IN NEED OF
REPLACING

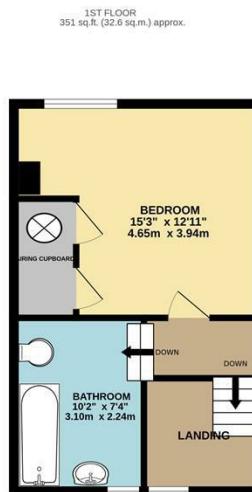
BEDROOM

15'3" x 12'11"

HAS A CUPBOARD THAT HOUSES THE
CYLINDER AND EMERSION HEATER A RAD
AND A A WINDOW OVER LOOKING THE
REAR



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



ASHLEIGH, 2 BIRKBY COTTAGES, EAST COWTON, NORTHALLERTON, DL7 0EG

TOTAL FLOOR AREA: 953 sq.ft. (88.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan dimensions, measurements of doors, windows, etc. and any other items are approximate. No responsibility is taken for any errors, 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 suitability or efficiency can be given.

Made with Roombox v2.025

Energy Efficiency Rating		Current	Potential
Very energy efficient, lower running costs			
A	B		
B	C		
C	D		
D	E		
E	F		
F	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2010/31/EU			

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- 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.

143 High Street, Northallerton, North Yorkshire, DL7 8PE

T: 01609 771959

E: sales@northallertonestateagency.co.uk

www.northallertonestateagency.co.uk



Northallerton
Estate Agency