



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**

