



ROSEBAY COTTAGE, EAST HARLSEY,
NORTHALLERTON
£225,000



Northallerton
Estate Agency



Northallerton, DL6 2BL

A LOVELY TRADITIONAL 2 BEDROOMED MID TERRACE COTTAGE WITH FEATURE FIREPLACE AND GOOD SIZED ROOMS. ROSEBAY IS IN A SOUGHT AFTER LOCATION CLOSE TO THE A19 AND NORTHALLERTON WITH MAINLINE TRAINS TO LONDON, YORK AND EDINBURGH.

- TRADITIONAL BRICK COTTAGE
- LPG GAS HEATING
- GOOD SIZED BEDROOMS
- SOUGHT AFTER LOCATION
- WOODBURNER
- OPTION TO CONVERT OUTBUILDING (STPP)



ENTRANCE HALL

SOLID WOOD FRONT DOOR WITH ETCHEDE GLASS INSET AND QUARRY TILED FLOOR

SITTING ROOM

WOOD LAMINATE FLOORING, BEAMED CEILING, CHIMNEY BREAST INSET WITH WOODBURNER FIRE, DOUBLE RADIATOR AND WALL LIGHT POINTS. STAIRS UP TO THE FIRST FLOOR

KITCHEN

QUALITY WOOD LAMINATE FLOORING, GOOD RANGE OF OAK WALL MOUNTED AND BASE UNITS, SINGLE SINK AND DRAINER WITH MIXER TAP, ZANUSSI DOUBLE OVEN AND HOB, SPACE FOR WASHING MACHINE, APPLIANCE AND FRIDGE FREEZER, WITH LOVELY VIEWS OVER THE BACK OF THE PROPERTY.

CONSERVATORY

CORRUGATED ROOF WITH GOOD VIEWS INTO THE GARDEN AREA

BEDROOM 1

BEDROOM 1 IS A GOOD SIZED DOUBLE WITH LARGE FITTED WARDROBES, TV POINT, FITTED CEILING LIGHT POINT, RADIATOR AND CUPBOARD OVER THE STAIRS.

BEDROOM 2

ANOTHER GOOD SIZED ROOM WITH WOOD FLOORING, DOUBLE WARDROBES AND RADIATOR

BATHROOM

A LIGHT AND AIRY BATHROOM WITH A WHITE BATH AND TRITON T802 ELECTRIC SHOWER, WITH DUO FLUSH TOILET AND WASH BASIN, HEATED TOWEL RAIL, WOOD FLOORING AND SPOT LIGHTS

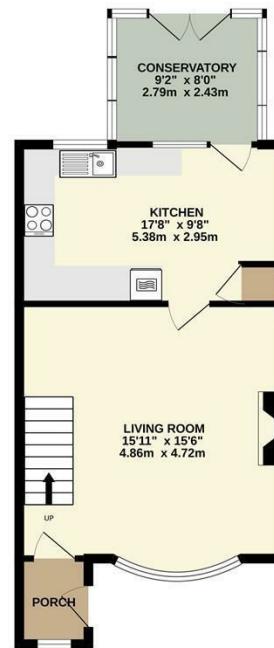
GARDEN

FLAG PATIO, POST AND PLANK FENCING TO ONE SIDE AND PRIVIT HEDGE TO THE OTHER SIDE, 3 FORMER OUTBUILDINGS THAT COULD BE CONVERTED TO AN OFFICE SPACE WITH PLANNING PERMISSION. THERE IS SHARED ACCESS ACROSS THE BOTTOM OF THIS GARDEN FOR NEIGHBOURS BINS.



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

GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



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TOTAL FLOOR AREA: 899 sq ft. (83.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of these measurements, 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 guidance only and should not be used as such by any prospective purchaser. The fixtures and appliances shown have not been tested and no guarantee as to their suitability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	More energy efficient - lower running costs		
A	B	76	
B	C		
C	D		
D	E	47	
E	F		
F	G		
G	H		
More energy efficient - higher running costs		EU Directive 2002/91/EC	

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