



1 ROSE COTTAGES, NORTHALLERTON

O.I.R.O £125,000



Northallerton
Estate Agency



Rose Cottages

, 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.

- Gas Fired Central Heating
- Fitted Kitchen & Bathroom
- Close to Local Amenities
 - Council Tax Band A
 - 2 Bedrooms
- UPVC Sealed Unit Double Glazing
- Rear Yard
- Low Maintenance Front Garden
- Convenient for Town Centre
- Recently had new roof



Entrance Vestibule

4'1" x 4'0"

Laminate floor. Painted panelled ceiling. Picture window to side with shelf above. In through internal panelled door into:

Living Room

14'2" x 12'0"

With a central chimney breast having an ornamental surround comprising hardwood mantel shelf, kerb and plinth. Slate effect hearth. BT Openreach point. Double radiator. Centre ceiling light point. TV point. Door through to:

Kitchen

15'6" x 8'2"

Modern kitchen comprising good range of base and wall cupboards, granite work surfaces with inset 1 1/2 bowl single drainer Lamona sink unit with mixer tap over. Space and point for electric cooker. Space for fridge freezer. Space and plumbing washing machine. Brushed steel extractor over cooker area. Centre light point. Double radiator. Laminate floor. Concertina door gives access into:

Under Stairs Storage Area

10'0" x 2'8"

With shelving and light point.

Door to rear of kitchen gives access to:

L Shaped Rear Hallway

With light point. Radiator. Leading to outside which is UPVC sealed unit double glazed with upper etched glass panel into:

Rear Hallway

7'1" x 5'9"

Radiator. Ceiling light point. Door to useful shelved store cupboard with a light point. Door to:

Downstairs Bathroom

5'5" x 6'6"

With a modern white suite comprising panelled bath, fully tiled around with a mains

thermostatically controlled bar shower over. Fitted pivoted shower screen. Matching pedestal wash basin and WC. Half tiled to remainder of the room. Radiator. Flush mounted ceiling light point. Extractor fan. Laminate floor.

From the Hallway:

Front Bedroom

14'2" x 11'9"

Radiator. Ceiling light point. Built in wardrobe with sliding doors with hanging and shelving.

Rear Bedroom

15'9" x 8'2"

Ceiling light point. Radiator. Built in wardrobe with hanging and shelved storage. Built in boiler cupboard housing Weissman Vitadens 100 gas fired central heating boiler.

OUTSIDE

There is a rear yard with a gated access at the back. The yard is concreted. Store shed with shelving.

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

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - A

EPC - E

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**

