

**2 BRAMPER COTTAGES,
THRINTOFT, NORTHALLERTON, DL7 OPS**



An Attractively Positioned 3 Bedroomed Semi Detached Cottage Set In Attractive Rural Position with Excellent Views over Open Countryside

- UPVC sealed unit double glazing
- Oil Fired Central Heating
- Good sized Gardens
- Store/Boiler Room
- Parking
- Convenient for Northallerton and Bedale

OFFERS IN THE REGION OF £100,000

2 BRAMPER COTTAGES, THRINTOFT DL7 0PS

SITUATION

Northallerton	5 ½ miles	A.19	11 ½ miles
Bedale	7 miles	Teesside	22 miles
A.1	6 miles	York	31 miles
Darlington	16 miles		

(All distances are approximate)

The property is pleasantly situated on the edge of this much sought after and highly desirable North Yorkshire Village which is within easy reach of the popular and thriving market towns of Bedale and Northallerton. The property lies within convenient and easy commuting distance of A.1, A.19, Teesside, York, Darlington, Catterick, Northallerton and surrounding centres of commerce.

The village of Thrintoft enjoys the benefit of a renowned local hostelry and restaurant and is in within walking distance of the nearby village of Morton on Swale which has a good range of local amenities extending to Village Shop and Post Office, locally renowned Primary School, Public House, locally renowned Butcher and Churches at Ainderby Steeple and Scruton. For a more extensive and comprehensive range of amenities the local markets towns of Northallerton and Bedale offer a comprehensive range of educational, recreational and medical facilities together with weekly markets and interesting and varied shopping.

The major centres of Leeds and Newcastle are both within convenient commuting distance via the A.1 and A.19 trunk roads which are located within easy travelling distance of the village and offer access to all the major centres of commerce, locally and nationally and link into the main arterial road networks of the UK.

The nearby town of Northallerton enjoys a station on the East Coast main line running from London to Edinburgh and bringing London within 2 ½ hours commuting time and additionally providing access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester airport via the Transpennine line which also calls at this station.

International airports to be found at Teesside (30 minutes), Newcastle, Leeds / Bradford and Manchester.

Thrintoft lies within an area of particularly attractive countryside and is situated within an hours travelling distance of the North Yorkshire Dales and the North York Moors National Park where much renowned walking, riding and leisure activities can be found. Additionally the property is within an hour of the Coast at Whitby, Scarborough and Redcar.

AMENITIES

Shooting & Fishing – the property is attractively placed in an area renowned for its quality shoots and good fishing being within easy reach of the North Yorkshire Moors and North Yorkshire Dales and close to local rivers and ponds.

Racing – Thirsk, York, Ripon, Catterick, Sedgefield, Beverley and Doncaster.

Golf – Romanby (Northallerton), Thirsk, Bedale, Catterick, Darlington and Masham

Schools – the area is well served by good state and independent schools. The local Primary School at Morton on Swale enjoys an enviable reputation and there are further Primary and Secondary Schools at Northallerton, Bedale and Richmond. Independent Schools are to be found at Yarm, Teesside High, Ripon Grammar, Polam Hall (Darlington), Ampleforth and Queen Mary's at Baldersby.

Walking & Cycling – the area is well served for attractive walking and cycling with some particularly attractive countryside and scenery around Northallerton.

Leisure Centres – Northallerton, Bedale, Richmond and Darlington.

Additional leisure activities in and around Northallerton can be enjoyed at the local Northallerton Rugby Club, Northallerton Football Club and a number of gyms within the town.

DESCRIPTION

The property comprises a brick built with clay pantile roof 3 bedroomed, semi-detached country cottage in an attractive elevated rural location. Internally the property enjoys the benefit of UPVC sealed unit double glazing and oil fired central heating. It has well laid out and spacious family accommodation. The property has a large living room which attractively divides into sitting and dining areas. Externally the property has paved hardstanding to front and side providing parking for a number of vehicles whilst to the remainder of the side and rear there are good sized lawned gardens which are slightly undulating and offer panoramic views out over the surrounding countryside.

The offering of the property provides a rare opportunity to purchase a good sized country cottage in an attractive and convenient position which is very well located for access to Northallerton, Bedale, Richmond, Catterick, the A1 and train station at Northallerton.

In over pebbled entrance with flagged hardstanding to front together with concrete and pebbled hardstanding to side. Lawned gardens to side and rear with a slightly undulating position with panoramic views out over surrounding countryside.

The property has oil central heating. The property is presently occupied by a Tenant and the rent is £410 per calendar month. For enquiries regarding the Tenancy please contact the agents.

ACCOMMODATION

ENTRANCE HALL

UPVC sealed unit double glazed front door. Tiled floor, fitted radiator. Doors to Cloakroom/WC, Lounge and Kitchen.

CLOAKROOM/WC

UPVC double glazed window to front. Low level WC.

LOUNGE

11' 3" x 15' (3.44m x 4.56m)

UPVC double glazed window to rear. Laminate flooring, fitted radiator, coving. Door to Hall. Archway to Dining Room.

DINING ROOM

9' 10" x 7' 3" (3.00m x 2.21m)

UPVC double glazed window to rear. Laminate flooring, coving. Archway to Lounge.

KITCHEN

7' 10" x 10' 9" (2.39m x 3.28m)

UPVC double glazed window to front. Single drainer sink unit, range of base drawer and cupboard units with laminate work surfaces, range of wall cupboards. Built in oven and 4 ring electric hob, plumbing for dishwasher and washing machine, fitted radiator, understairs store cupboard. Door to Hall.

STORE/BOILER ROOM (External Access)

Oil central heating boiler.

FIRST FLOOR LANDING

UPVC double glazed window to front. Doors to Bedroom 1, Bedroom 2, Bedroom 3 and Shower Room/WC.

BEDROOM 1

11' 4" x 11' 10" (3.45m x 3.61m)

UPVC double glazed window to rear. Fitted radiator, fireplace. Door to Landing.

BEDROOM 2

9' 10" x 12' 9" (3.00m x 3.88m) plus recess

UPVC double glazed window to rear. Fitted radiator. Door to Landing.

BEDROOM 3

7' 10" x 9' 8" (2.38m x 2.96m)

UPVC double glazed window to front. Fitted radiator. Door to Landing.

SHOWER ROOM/WC

6' 3" x 7' 2" (1.90m x 2.19m)

UPVC double glazed window to front. Three piece white suite comprising corner shower cubicle with electric shower, wash basin set in vanity unit, low level WC. Airing cupboard with lagged hot water cylinder and immersion heater. Door to Landing.

OUTSIDE

Gardens

There is a paved/parking area fronting the property with a lawn to the side and a lean-to store to the side. The rear garden is of a good size and backs onto open countryside. There is a lawn,

borders and vegetable plot.

AGENT'S NOTE:

The property is subject to Tenancy and the present rent is £410 per calendar month. For enquiries regarding the Tenancy please contact the agents.

We are also marketing 1 Bramper Cottages at Offers in the Region of £170,000.

Also we are marketing a paddock opposite the Cottages extending to ½ acre at Offers in the Region of £10,000 to £15,000.

OFFERS WILL BE CONSIDERED FOR THE SEPARATE LOTS OR AS A WHOLE.

GENERAL REMARKS AND STIPULATIONS

Viewing

By appointment through Northallerton Estate Agency – tel. no. 01609 771959.

Tenure

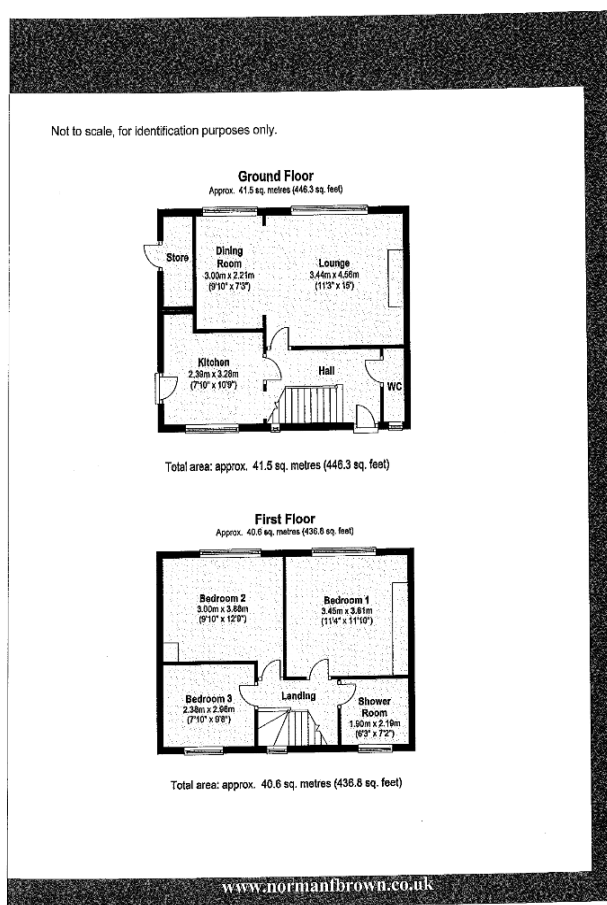
Freehold with Vacant Possession upon completion.

Council Tax Band

We are verbally informed by Hambleton District Council that the Council Tax Band is Band C.

Services

Mains water, electricity and drainage.



COMMITMENT

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 important 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. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.