

S.4636

**Northallerton**  
**Estate**  
**Agency** 

**15 BACK LANE**  
**OSMOTHERLEY, NORTHALLERTON DL6 3BJ**



**An Immaculately Presented, Quietly Positioned Stone Built 2-Bedroomed Traditional Mid Terraced Cottage of Character & Distinction Situated in a Slightly Elevated Position in the Popular Village of Osmotherley**

- Architecturally Attractive Village Property
- 2 Bedroomed Accommodation
- Immaculately Presented Throughout
- Detached Garden & Sitting Area to Rear
- Views across Rooftop Village Centre
- Highly Desirable Semi Rural Village

**Offers in the Region of £175,000**

**Offered Chain Free & Available for Early Completion**

# 15 Back Lane, Osmotherley, Northallerton DL6 3BJ

## SITUATION

Northallerton	8 miles A.19	1 mile
Teesside	15 miles Thirsk	8 miles
A.1	10 miles Yarm	12 miles
Leeds	40 miles Newcastle	40 miles
Stokesley	10 miles Ripon	18 miles

**15 Back Lane, Osmotherley** is situated on Back Lane which runs to the rear of the main thoroughfare of Osmotherley and represents a quiet, nicely elevated position in this sought after picturesque North Yorkshire village of which represents one of the most sought after and highly desirable semi rural villages nestling as it does at the foot of the Hambleton Hills with views to the front and views to rear from the gardens and with excellent access to the A.19 and A.1 trunk roads and within easy commuting distance of Teesside, York, Northallerton and Thirsk, Leeds, Newcastle and surrounding area.

The location of the property enables it to take advantage of all village amenities whilst being within a short walk of the superb picturesque countryside that surrounds Osmotherley and extends over onto the North Yorkshire Moors and the property enjoys a stunning view over the rooftops of Osmotherley.

The property's situation and position cannot be fully appreciated without a visit and early inspection is highly recommended particularly to appreciate the views and its quiet position.

Local services can be found within Osmotherley itself, including shop and a part time post office together with a well-respected primary school and public houses, tea room etc. For a more comprehensive range of educational, recreational, health and amenity facilities the popular and thriving market towns of Northallerton and Thirsk are only some ten minutes' drive away. Northallerton the county Town of North Yorkshire additionally enjoys a hospital.

Whilst being able to enjoy a very pleasant and rural position, the village enjoys a good proximity to the A19 which puts it within comfortable commuting distance of Teesside, York and Leeds, the A.1 and A.66 and road network beyond (see location plan). The East Coast main line train station at Northallerton links London to Edinburgh and brings London within 2 1/2 hours travel time. Additionally via the Transpennine route that calls at this station, there is direct access to Newcastle, Middlesbrough, Leeds, York, Manchester, Liverpool and Manchester Airport.

The village is within very easy and convenient commuting distance of the major centres of Middlesbrough, Teesside and York.

## AMENITIES

**Racing** – Can be enjoyed at Catterick, Ripon, Thirsk, York, Sedgfield, Beverley, Doncaster and Newcastle.

**Shooting & Fishing** – The property is attractively positioned in an area renowned for its quality shoots and good fishing being within the North York Moors National Park and a little further

away, the Yorkshire Dales National Park and close to local rivers and ponds.

**Golf** - Can be enjoyed at Romanby (Northallerton), Bedale, Thirsk, Darlington, Richmond and Catterick

**Walking & Cycling** – the area is well served for cycling and walking with some particularly attractive countryside and scenery around the property. Osmotherley is a thriving centre for walkers and ramblers and those seeking to explore the delights of the Hambleton Hills and is close to Lyke Wake Walk and actually on the Cleveland Way.

**Sport & Leisure Centre** – Northallerton, Bedale, Richmond and Darlington. There are football, rugby and health clubs to be found at Northallerton, Yarm, and numerous venues in the Teesside area.

**Shopping** – market town shopping is available at Northallerton, Stokesley, Bedale, Thirsk, Darlington and Richmond, whilst major centres of Teesside, Leeds, Durham and York are all readily accessible.

**Hospitals** – the Friarage Hospital is a renowned local hospital situated within Northallerton.

**Schools** – the area is well served by good state and independent Schools. Local Primary School at Osmotherley. Comprehensive Schools are at Northallerton, Richmond and Darlington and Ripon Independent Schools include Polam Hall (Darlington), Teesside High, Yarm, Ampleforth, Queen Mary's at Baldersby, Cundall Manor, Sedburgh and Barnard Castle.

## DESCRIPTION

**15 Back Lane, Osmotherley** comprises an architecturally attractive stone built with clay pantile roof traditional mid terraced cottage property. The property enjoys the benefit of stone lintels and attractive mix of custom made wood sealed unit double glazed windows and UPVC doors. Under the present ownership it has been completely refurbished and is offered in immaculate condition throughout enjoying as it does a superior quality fitted kitchen and bathroom, fireplace to the sitting room offering good potential for wood burning stove or open fire subject to purchasers requirements together with two double bedrooms on the first floor.

Outside the property enjoys a stone built outhouse and a shared pathway leads to a delightful, well screened attractive garden area which is a nice mix of large flagged patio surrounded by flower and shrub beds with established hedging and post and plank fencing offering a high degree of privacy.

The offering of 15 Back Lane presents an all too rare opportunity for the discerning purchaser to acquire an attractive stone built cottage in a much sought after and highly desirable North Yorkshire semi rural village which is nonetheless ideally placed for commuting to local and national centres of commerce.

Early inspection recommended.

## ACCOMMODATION

In through hardwood front door with wrought iron door furniture into:

### Entrance Vestibule

1.10m x 0.98m (3'4" x 3'3")

With inset matwell, beamed ceiling, ceiling light point. Through a stripped stained and polished pine door with upper opaque glazed panels into:

### Living Room

3.66m x 3.35m (12' x 11')

Custom made sealed unit wooden double glazed widow. Recessed fireplace suitable for installation of wood burner. Beamed ceiling and centre ceiling light spots. Chimney breast inset book shelves to either side. Gas point on hearth. Stone hearth and oak mantel shelf. Telephone and Sky points.

### Inner Hallway

2.44m x 0.96m (8' x 3'2")

Ceiling light spots. Stairs to first floor. Door to Kitchen. Door to useful understairs storage cupboard with shelving and hanging hooks. Door to:

### Bathroom

2.15m x 1.77m (7'1" x 5'10")

UPVC sealed unit double glazed window to rear. White suite comprising painted panelled bath. Redring electric shower over bath. Tiling around shower. Stand mounted wash basin with useful illuminated shaver mirror. Low level WC. Centre ceiling light point. Boiler cupboard with inset Grant oil fired central heating boiler. Useful shelved linen storage. Stripped and polished pine door.

From the Hallway stripped and polished pine door leads to:

### Kitchen

2.23m x 2.10m (7'4" x 6'11") max

With UPVC double glazed windows to side and rear. Range of cream Shaker style wall and floor units with roll edged work surfaces and inset stainless steel sink unit and drainer. Eurokera ceramic hob. Brushed steel and glass Icedea oven beneath. Unit matched cooker hood with extractor and light. Space and plumbing for washing machine. Double radiator. Ceiling light spots. Attractive granite style splashbacks. Beamed ceiling. Useful upper shelving to two sides. UPVC sealed unit composite door out to side.

**Stairs to First Floor** with pine balustrade leading up to first floor landing. Picture window over stairwell. Light point.

### Bedroom No. 1

3.73m x 3.35m (12'1" x 11')

Custom wooden double glazed window to front. Fitted wardrobe with twin hanging rails and useful storage over. Radiator. Attic access with foldaway ladder to boarded loft. Centre light point. Sky point. Views across the rooftops of Osmotherley.

### Loft

Ladder up. Radiator. Light. Offers excellent storage. It houses the hot water cylinder with twin immersions and there is an additional eaves area to side for storage.

### Bedroom No. 2

2.76m x 2.08m (9'1" x 6'10")

UPVC double glazed window to rear. Radiator.

### Gardens

Outside the property the property enjoys a stone built outhouse and a shared pathway leads to a delightful, well screened attractive garden area which is a nice mix of large flagged patio surrounded by flower and shrub beds with established hedging and post and plank fencing offering a high degree of privacy.

## GENERAL REMARKS & STIPULATIONS

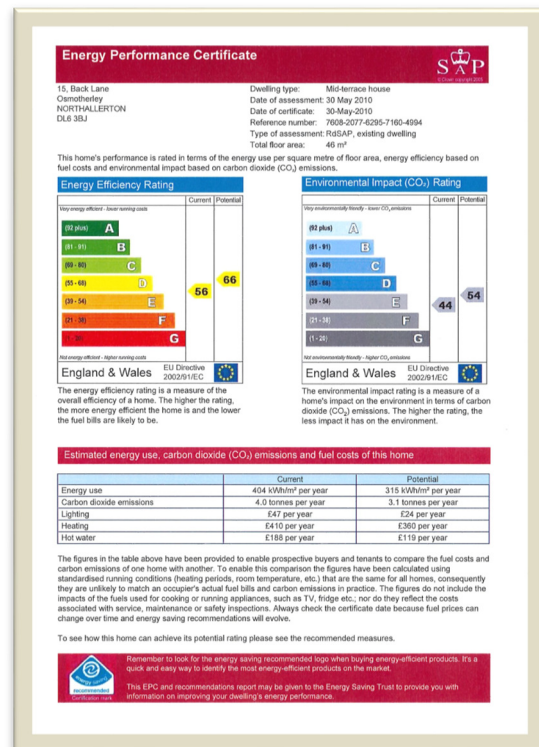
**VIEWING** - By appointment through Northallerton Estate Agency – Tel: (01609) 771959

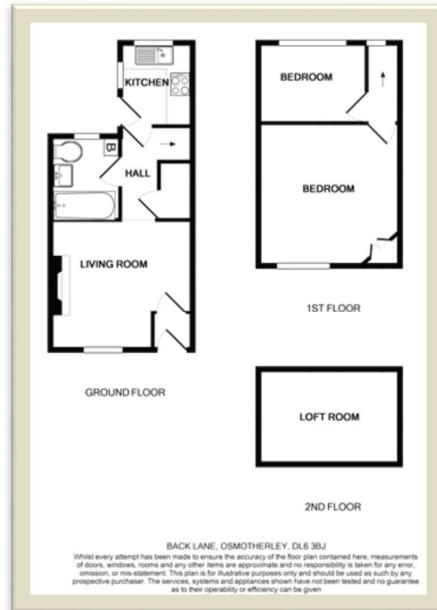
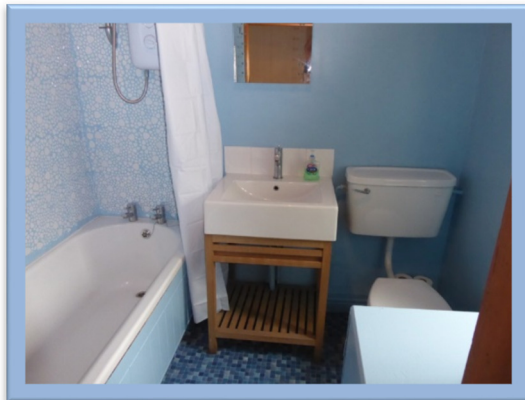
**SERVICES** - Main Water, Electricity & Drainage.

**LOCAL AUTHORITY** - Hambleton District Council, Civic Centre, Stone Cross, Northallerton – Tel: (01609) 779977

**COUNCIL TAX BAND** - The Council Tax Band is **B**. The current annual charge is **£1309.67**, please confirm this figure with Hambleton District Council.

**TENURE** - Freehold with vacant possession upon completion.





#### COMMITMENT

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- 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. 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.

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