



6 OTTER GARTH, NORTHALLERTON, DL6
2FW
OFFERS IN THE REGION OF £385,000



Northallerton
Estate Agency



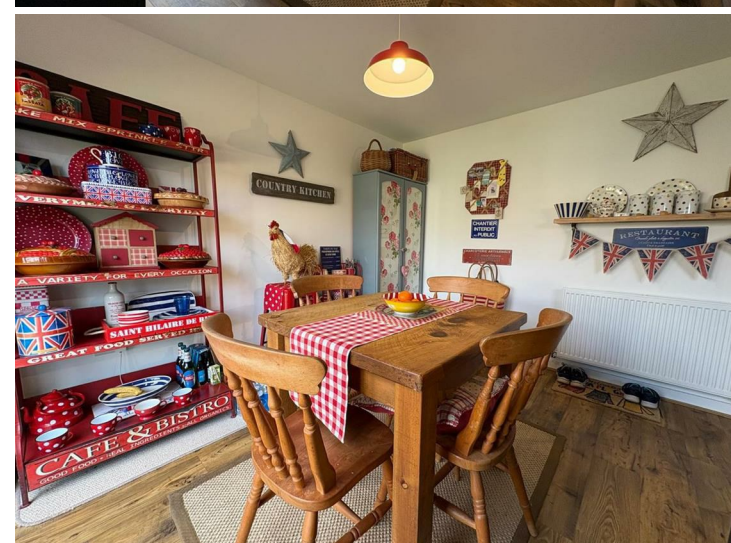
Otter Garth, Northallerton DL6 2FW

Immaculately presented is a brick built house with clay pan tile roof, UPVC double glazed and gas fired central heating, is a 4 bedroomed well laid out and spacious beautiful property in a sought after location.

This property is superbly presented and has clearly been cared for to a high degree. It is close to all local amenities and is an ideal family home. Property has great views out across wetland, rugby club and livery stables, Bullamoor and Hambleton Hills,

- 4 Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- Sought After Location
- Garage & Off Road Parking
- Beautifully Presented
- Council Tax Band E
- Office / Snug
- Beautiful Views
- Downstairs WC





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

OUTSIDE AREAS / GARDENS

Low level ornamental hedge behind which there are two areas of grass, with flagged walk way up to the front door via step and flagged walk way running around the side of the property.
The rear of the property has a Indian stoned flagged patio which extends round 2 sides with a central area of lawn. A concrete base for potting shed, a gated access at the rear which gives access out onto the driveway and garage. Post and plank to 2 sides, and brick walls and pillars with central planking to one side and wooden potting shed. Tarmac Aden driveway for 2 vehicles giving access to the garage which is on a concrete base and clay tile roof. Has the benefit of light and power with electric operated door to front.

ENTRANCE and HALL

Covered entrance with a composite front door with central etched glass light into the entrance hall which has LVT wood effect floor, centre ceiling light point, radiator and stairs to 1st floor. Doors to reception and sitting rooms as well as the snug (formerly the dining room).

SNUG

Continuation of the LVT wood effect flooring, central ceiling light point and radiator. Brick effect wall, door to useful under stairs store cupboard and nice views out to front across the rushed wetland area and across to the rugby club / farm.

SITTING ROOM

Ceiling light point, radiator and continuation of the LVT wooden effect floor. Great views out to the front and has the benefit of TV and Telephone points.

KITCHEN / DINER / UTILITY

Nicely delineates into kitchen/diner. Continuation of the LVT wood effect flooring. Ceiling light point, radiator and full height UPVD double glazed French doors out to patio area and rear gardens.
Kitchen enjoys an attractive range of contemporary base and wall cupboards with brass handles. Wood effect work surfaces with inset single drainer one and half bowl sink unit with quality mixer tap over. Unit inset 4 ring brushed steel gas hob with brushed steel and glass electric oven underneath. Brushed steel extractor over with inset extractor and light and brushed steel splash back. Built in unit matched fronted fridge/freezer and dishwasher. View out onto rear garden, and door to good sized Utility room which has fitted wooden base unit with space and plumbing for washing matching and additional appliance. Wall mounted unit matched cabinet housing Ideal Logic Combi boiler and upper etched glass panel composite door leading to outside. Internal door leading to:-

DOWNSTAIRS WC

Centre ceiling light point, love level duo flush WC, matching pedestal wash basin with easier turn taps and tiled splash back. Wall mounted shelving with brass cloak hooks, Continuation of LVT wood effect floor.

STAIRS/LANDING

Painted balustrade leading up to first floor landing where we have painted balustrade and spindles onto the landing where we have attic access, ceiling light point, useful recessed store cupboard which is part shelf and hanging rail. Additional store cupboard which is shelved and hanging rail.

BEDROOM 1 with En-Suite

Centre ceiling light point, radiator together with door to good sized en-suite which comprises of a fully tiled shower cubicle and thermostatically controlled MIRA mains shower with drench and shower attachments. Lower level duo flush WC with matching pedestal wash basin and easy turn mixer tap. Tiling to rear of wash basin and toilet. and wall mounted extractor fan, ceiling light point and radiator.

BEDROOM 2

Centre ceiling light point, radiator

BEDROOM 3

Centre ceiling light point, radiator

BEDROOM 4

Centre ceiling light point, radiator together with useful good sized walk in wardrobe with cloaks hanging rail and shelved storage presently utilised as a generous office.

BATHROOM

Enjoys white suite comprising panelled bath with quality mixer tap, pedestal wash basin with east turn mixer tap, low level duo flush WC. Wall mounted shaver socket and extractor fan. Flush mounted ceiling light point and radiator.

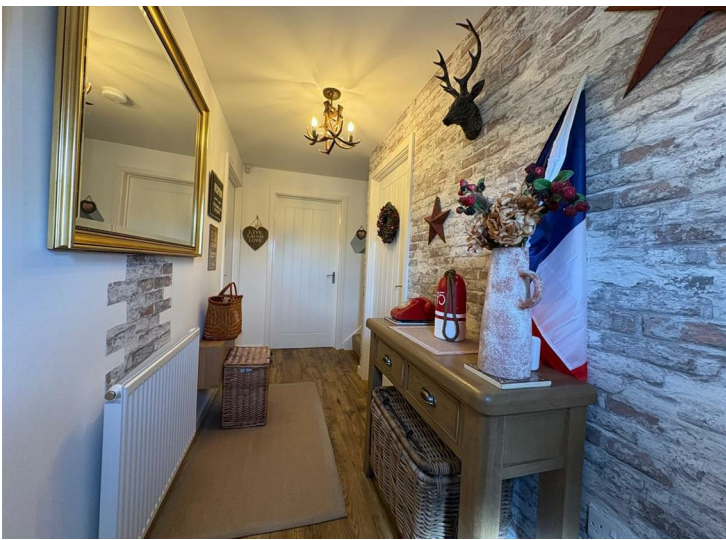
VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE ????

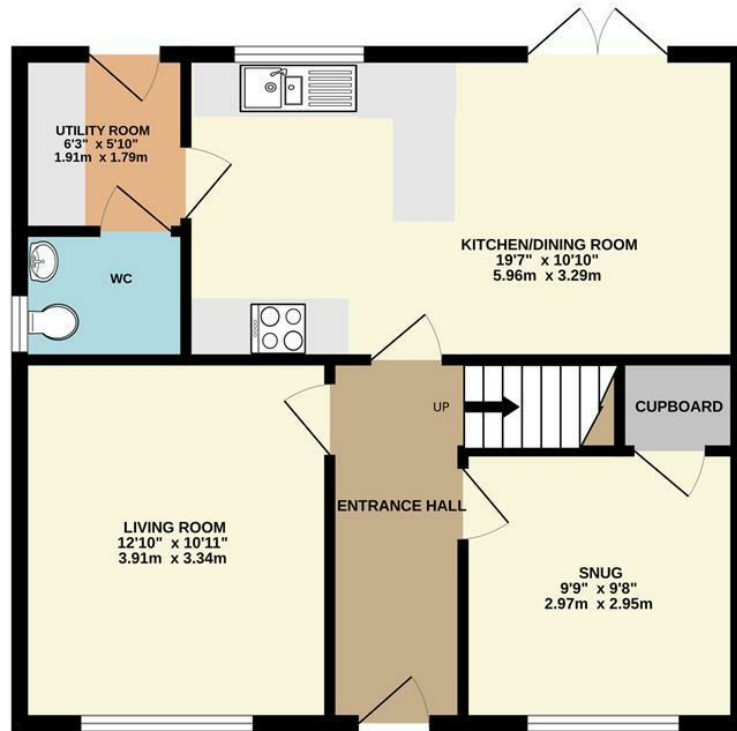
NYCC TAX BAND - E

EPC - B

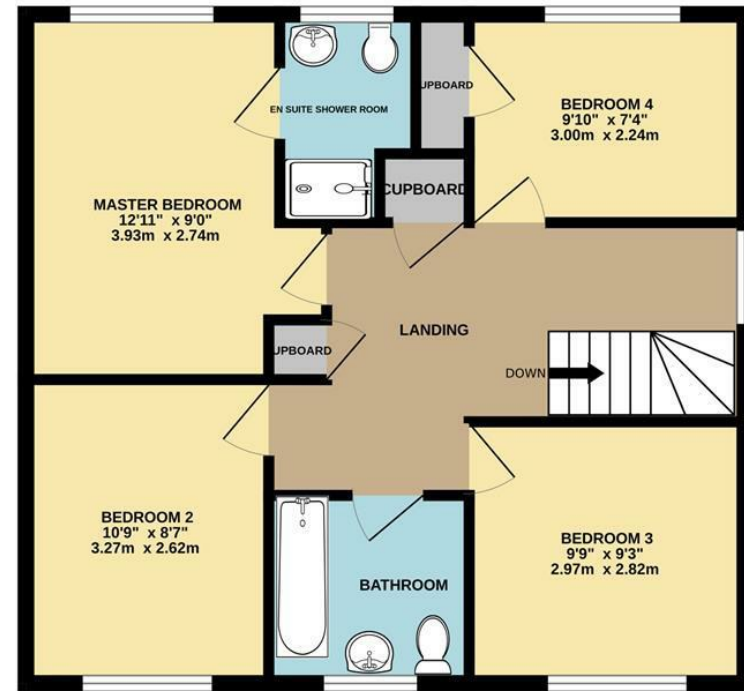




GROUND FLOOR
601 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR
601 sq.ft. (55.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1201 sq.ft. (111.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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143 High Street, Northallerton, North
 Yorkshire, DL7 8PE
 01609 771959
sales@northallertonestateagency.co.uk
www.northallertonestateagency.co.uk

