



EAST HARLSEY, NORTHALLERTON

GUIDE PRICE £145,000



Northallerton
Estate Agency



Northallerton, DL6 2DB

LAUREL COTTAGE IS A STUNNING MID TERRACE COTTAGE IN THE SOUGHT AFTER VILLAGE OF EAST HARLSEY. THIS COTTAGE HAS BEEN DECORATED AND PRESENTED IN A CHARMING ENGLISH COTTAGE DECOR AND HAS CLOSE LINKS TO THE A19 AND NORTHALLERTON MAINLINE TRAINS.

- UPVC WINDOWS AND DOOR
- 1 BEDROOM COTTAGE
- CHAIN FREE
- OIL FIRED CENTRAL HEATING
- PRIVATE GARDENS
- SOUGHT AFTER VILLAGE LOCATION



ENTRANCE HALL
TILED FLOOR, CEILING LIGHT POINT.
CLOAKS HANGING

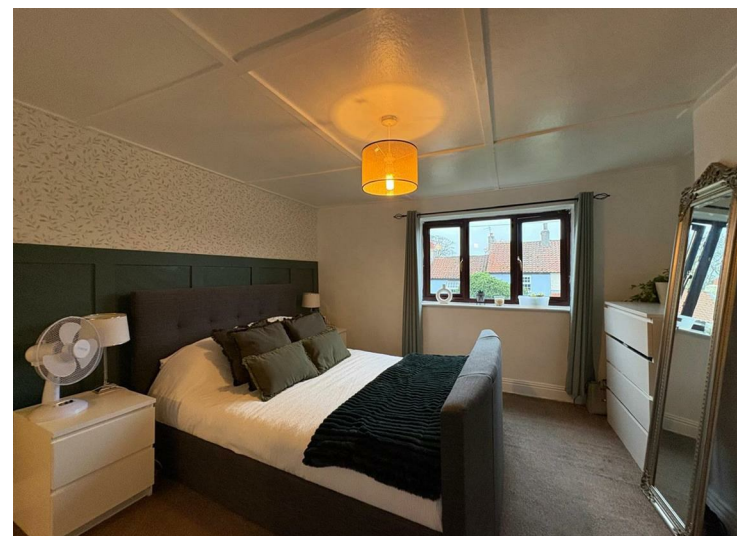
LIVING ROOM
BEAMED CEILING, FEATURE FIREPLACE, TV &
PHONE POINT, DOUBLE RADIATOR AND 2 X
WALL LIGHT POINT

KITCHEN
BESPOKE WALL AND BASE UNITS, SINGLE
SINK AND DRAINER WITH QUALITY MIXER
TAP, 4 RING HOB AND OVEN BELOW, TILED
SPLASH BACK, SPACE UNDER THE STAIRS
FOR WASHING MACHING AND FRIDGE
FREEZER, STABLE DOOR OUT TO GARDEN.

MAIN BEDROOM
DOUBLE RADIATOR, CEILING LIGHT POINT,
WARDROBE WITH HANGING SPACE

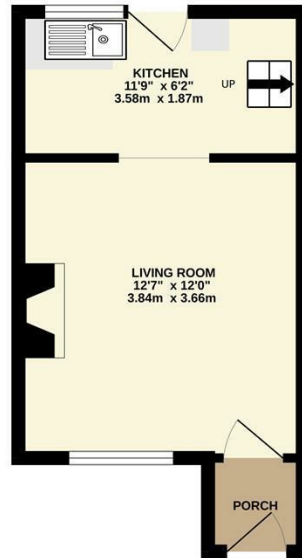
BATHROOM
SLIPPER BATH, WC, WASH BASIN, COVED
CEILING, WALL MOUNTED TOWEL RAIL,
EXTRACTOR FAN & PINE FLOOR.

GARDEN
PATIO WITH STEPS UP TO A LOVELY
COTTAGE GARDEN WHICH IS TIERED WITH
MATURE SHRUBS, POST AND PLANK AND
HEDGE BOARDERS, ACCESS TO THE REAR
AND A FLAGGED PLINTH FOR THE OIL TANK
AND BOILER.

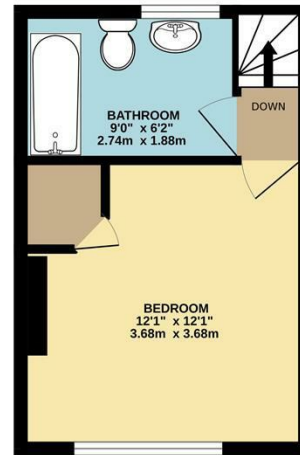


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
233 sq.ft. (21.7 sq.m.) approx.



1ST FLOOR
216 sq.ft. (20.1 sq.m.) approx.



LAUREL COTTAGE, EAST HARLSEY, NORTHALLERTON, DL6 2DB

TOTAL FLOOR AREA : 450 sq.ft. (41.8 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.
Made with Mapogen ©2025



Energy Efficiency Rating		Current	Potential
Any energy efficient - lower running costs			
101-120	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
0-10	G		
Any energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 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.

143 High Street, Northallerton, North Yorkshire, DL7 8PE

T: 01609 771959

E: sales@northallertonestateagency.co.uk

www.northallertonestateagency.co.uk



Northallerton
Estate Agency