

LOT  
**23**

2a North End, Osmotherley, Northallerton, North Yorkshire DL6 3BB

**Guide price\* £55,000–£65,000**



## A Freehold charming stone built cottage in a much sought after village location

### Location

The property is situated in the popular and charming little village of Osmotherley, a beautiful picturesque village nestled within the North Yorkshire countryside with spectacular scenery and walks nearby. The cottage is located in the centre of the village which boasts more than one local public house, a village store, primary school and its own brass band. Osmotherley lies approximately 7 miles north east of Northallerton which has shops and every amenity and is convenient for access to the main A19. The village is on the edge of the North Yorkshire Moors National Park and the popular Cleveland Way walk is nearby.

### Description

The original cottage was demolished and completely re built in stone to modern standards approximately 10 years ago. The property is a one bedroom cottage with open plan accommodation and electric underfloor heating. There is a storage shed included. Please note that there is a restrictive covenant requiring the buyer to have lived in Osmotherley or adjoining parish for three years.

### Accommodation

**Ground Floor** Open plan lounge and kitchen

**First Floor** Double bedroom with en suite bathroom

### Tenure

Freehold

### EPC

Energy Performance Rating E

### Auction Valuer

Tony Webber FRICS

### Viewing

Strictly by appointment with Blundells Auctions 0114 254 1185 or at weekends with our joint agents, Bridgfords Northallerton 01609 775 431

