





An attractive double fronted two bedroomed period end terraced cottage with flag stoned rear courtyard garden and off street parking. The cottage benefits from gas fired central heating, double glazing and period style features including fire places, internal doors and exposed floor boards. The accommodation includes a spacious living room with multi fuel stove, open plan kitchen / dining room with wall and base units, multi fuel stove and under stairs storage cupboard. There is a rear hall and further storage area. To the first floor there are two double bedrooms, the main bedroom with built in wardrobe and bedroom two with exposed floor boards and fireplace. The bathroom is fitted with a white suite with shower over the bath. Externally there is a stone flagged patio courtyard garden, useful garden store and two off road parking spaces. Ainderby Steeple is a lovely village with village green and located approximately 3 miles from Northallerton and also provides easy access to the A1M and Northallerton main line railway station ( Northallerton to London 2h 20m York 18m and Leeds 40m)There is no onward chain.







- Charming double fronted two bedroomed period cottage
- Open plan kitchen / dining room with fitted units and multi fuel stove
- Main bedroom with built in wardrobe and bedroom two with period style fire place and exposed polished floor
- Flag stoned court yard and garden store
- Gas fired central heating and double glazing
- Well presented living accommodation with period style features
- Living room with wood floor and multi fuel stove
- Modern family bathroom fitted with a white suite with shower over the bath
- Off street parking to the rear
- No onward chain

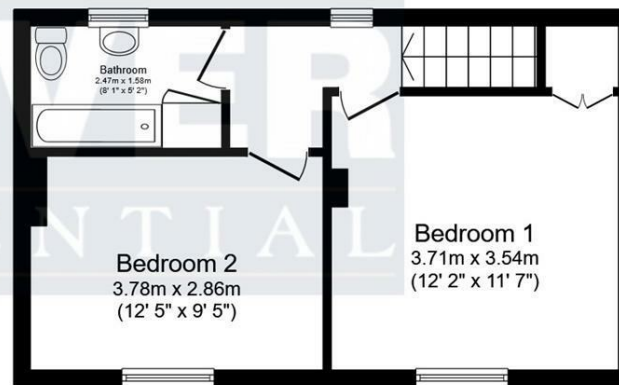
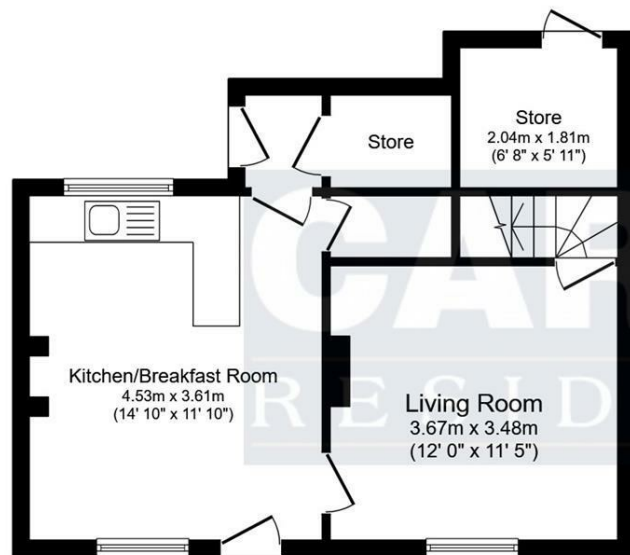
#### GENERAL INFORMATION

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Double glazing.

Local Authority: North Yorkshire Band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>61</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Total floor area: 74.9 sq.m. (806 sq.ft.)

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