



IVY COTTAGE, EAST HARLSEY, NORTHALLERTON
NORTH YORKSHIRE, DL6 2BL



IVY COTTAGE, EAST HARLSEY

Northallerton, North Yorkshire, DL6 2BL

Ivy Cottage is a charming two-bedroom cottage in the popular village of Appleton Wiske, offering a welcoming living room, a spacious kitchen-diner with potential for modernisation, two well-proportioned bedrooms, and a family bathroom. The property also benefits from low-maintenance front and rear gardens and on-street parking.

- Attractive Cottage
- Two Bedrooms
- Popular Village Location
- Low Maintenance Rear Garden
- On Street Parking
- EPC Rating TBC

Offers Over £155,000

GET IN TOUCH

youngsRPS, 80-81 High Street, Northallerton, DL7 8EG

01609 773004

northallerton@youngsrps.com





DESCRIPTION

Ivy Cottage is a charming two-bedroom cottage situated in the popular village of Appleton Wiske. The property is accessed via a UPVC door into an entrance porch, leading into a welcoming living room with a front-facing window and staircase to the first floor.

The spacious kitchen-diner offers ample room for a dining table and chairs and is fitted with white wall and base units, laminate worktops, a sink and drainer, electric oven, and gas hob with extractor, presenting an excellent opportunity for modernisation. A UPVC door from the kitchen provides access to the rear garden.

On the first floor, there are two well-proportioned bedrooms and a family bathroom comprising a bath with shower over, wash hand basin, and WC.

Externally, the low-maintenance rear garden is predominantly paved and enclosed by timber fencing and brick walling, while the front garden is also paved with a timber fence boundary. On-street parking is available at the front on a first-come, first-served basis.



LOCATION

East Harlsey is a charming and picturesque village nestled in the North Yorkshire countryside, offering a peaceful rural lifestyle with easy access to stunning natural surroundings. Located close to the North York Moors, the Yorkshire Dales, the Hambleton Hills, and the Vale of York, the village is ideally placed for walking, cycling, and exploring the wider region. Just 7 miles from the thriving market town of Northallerton, East Harlsey benefits from excellent transport links, including mainline rail services and convenient road access to the A19 and A1(M).

The village itself has a strong sense of community and a number of amenities, including a historic parish church, a well-used village hall, a popular cricket club, and the renowned 'Cat & Bagpipes' country pub. Surrounded by open countryside and farmland, East Harlsey combines traditional village charm with modern connectivity, making it a highly desirable location for both families and professionals alike.





Services

Electric heating is installed. Mains water and drainage are connected.

Charges

North Yorkshire Council Tax Band B.

Viewings

Strictly by appointment only. Please contact the Agent on 01609 773004.

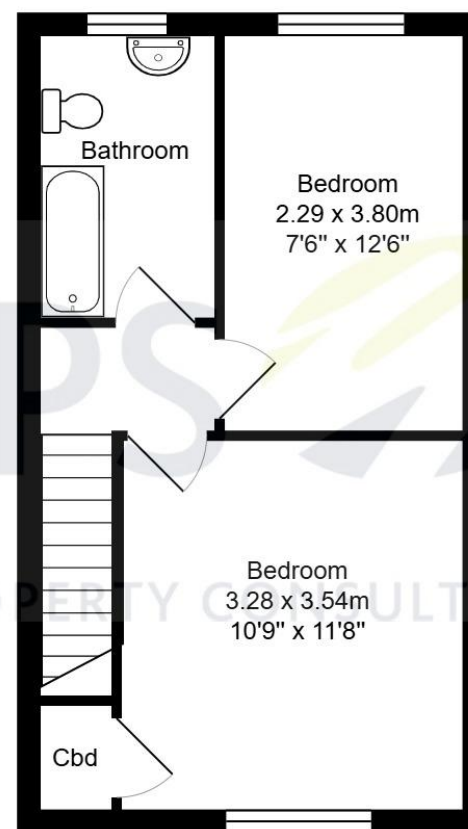
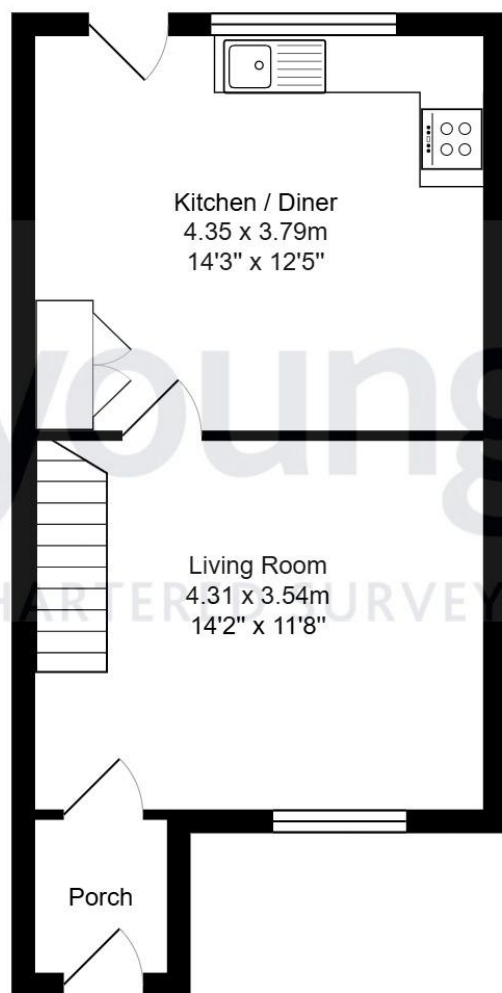
Tenure

The property is freehold.

Agent's Notes

Free market appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.





All measurements are approximate and for display purposes only

www.youngsrps.com
Northallerton 01609 773004



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of youngsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.