



4 THE GREEN ALDBROUGH ST JOHN, NORTH YORKSHIRE, DL11 7SU

A WELL PRESENTED SPACIOUS HIGH QUALITY END TERRACED COTTAGE FULLY RENOVATED IN RECENT YEARS OVERLOOKING THE GREEN WITHIN THIS DESIRABLE AND EASILY ACCESSIBLE VILLAGE

Entrance Hall, Lounge, Kitchen/Dining Room, Side Hall, 3 Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Front Patio Garden, Electric Infra Red Heating, UPVC Double Glazing, Solar Panels.

NO FORWARD CHAIN. Council Tax Band E. EER D63.

Offers in the Region of £295,000





4 The Green

Aldbrough St John, North Yorkshire, DL11 7SU

The Accommodation comprises:

Ground Floor

ENTRANCE HALL

Solid oak floor, ceiling LED spotlights. UPVC double glazed entrance door to front. Glazed oak doors to Lounge and Kitchen/Dining Room.

LOUNGE

5.92 m x 3.43m (19'5" x 11'3"). Cast iron wood burning stove with stone hearth, brick surrounds and oak beam, ceiling LED spotlights, solid oak boarded floor, wall television bracket and Samsung flat screen TV, wall niche, two infra red ceiling heating panels. Double glazed window to front with venetian blinds. Glazed oak doors to Entrance Hall and Kitchen. Staircase to first floor.

KITCHEN

3.48m x 5.28m (11'5" x 17'4") (maximum measurements). Solid oak worktops, stainless steel one and a half bowl sink unit with mixer tap, white gloss cupboards and drawers with under lighting, built in fridge, built in freezer, built in dishwasher, built in double electric ovens, built in ceramic hob, built in washing machine, built in tumble dryer, ceiling LED spotlights, oak boarded floor, electric infra red ceiling heating panel. Double glazed window to side. Glazed oak doors to Lounge and

Entrance Hall. Oak door to Side Hall. Archway to Dining Area.

DINING AREA

2.06m x 3.43m (6'9" x 11'3"). Ceiling LED spotlights, Electric infra red ceiling heating panel, solid oak boarded floor. Double glazed window to front with venetian blinds. Archway to Kitchen.

SIDE HALL

Solid oak boarded floor. Ceiling LED spotlights, built in shelving, electric meter, solar panel meter, metal fuse board. UPVC double glazed entrance door to side. Oak door to Kitchen.

First Floor

LANDING

Access to boarded loft space with large drop hatch with pull down ladder and light. Oak doors to Bedroom 1, Bedroom 2, Bedroom 3 and Family Bathroom/WC.

BEDROOM 1

3.19m x 3.84m (10'6" x 12'7"). Ceiling LED spotlights, ceiling beam, large built in wardrobe with oak effect sliding doors and mirror panel, television wall bracket and flat screen TV. Double glazed window to front with venetian blind. Electric infra

red ceiling heating panel. Oak doors to Landing and Ensuite Shower Room/WC.

EN-SUITE SHOWER ROOM/WC

Fully tiled walls, polished ceramic tiled floor, wash hand basin in vanity unit with white gloss cupboards below, large shower cubicle with rainfall shower head, ceiling LED spotlights, extractor fan, low level WC, electric infra red heating mirrored wall panel. Double glazed window to side with venetian blind. Oak door to Bedroom 1.

BEDROOM 2

3.35m x 3.16m (11'0" x 10'4") (maximum measurements). Electric infra red ceiling heating panel, built in wardrobe with oak effect sliding doors and mirror panel. Double glazed window to front. Oak door to Landing.

BEDROOM 3

2.44m x 3.72m (8'9" x 12'2") (maximum measurements). Electric infra red ceiling heating panel, built in wardrobe with oak effect sliding doors. Double glazed window to rear. Oak door to Landing.

FAMILY BATHROOM/WC

Fully tiled walls, polished ceramic tiled floor, wash hand basin in vanity unit with white gloss cupboards below, panelled enamel bath with rainfall shower head and separate shower attachment, ceiling LED spotlights, extractor fan, low level WC, electric infra red heating mirrored wall panel, chrome heated towel ladder. Oak door to Landing.

Outside

FRONT PATIO GARDEN with lovely aspect on to the village green
Block paving, canopy over front door, outside courtesy light, enclosed by metal railings with gate, two plastic storage bunkers.

INTEGRAL STORE CUPBOARD (accessed from outside with UPVC door)

SOLAR PANELS

The property benefits from solar PV panels mounted on the roof but not visible from the surrounding village green. The panels have a capacity of 4kW, feed power through an inverter in the loft, and are metered through a smart display in the kitchen.

GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold, although we have not verified this by sight of the Title Deeds.

Local Authorities - Richmondshire District Council -
Tel: (01748) 829100.
North Yorkshire County Council -
Tel: (01609) 780780.

Property Reference - 13946

Particulars Prepared - June 2022

IMPORTANT NOTICE

These particulars have been produced in good faith to give an overall view of the property. If any points are particularly relevant to your interest, please ask for further information or verification, particularly if you are considering travelling some distance to view the property.

All interested parties should note:

- i. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute an offer or contract or any part thereof.
- ii. All measurements, areas or distances are given only as a guide and should not be relied upon as fact.
- iii. The exterior photograph(s) may have been taken from a vantage point other than the front street level. It should not be assumed that any contents/furnishings/furniture etc. are included in the sale nor that the property remains as displayed in the photographs.
- iv. Services or any appliances referred to have not been tested and cannot be verified as being in working order. Prospective buyers should obtain their own verification.

FREE MARKET APPRAISAL

We will be pleased to provide an unbiased and professional market appraisal of your property without obligation, if you are thinking of selling.

SURVEY & VALUATION

A range of valuation/survey services is available for all property transactions including sale, purchase, mortgage, probate etc.

FREE IMPARTIAL MORTGAGE ADVICE

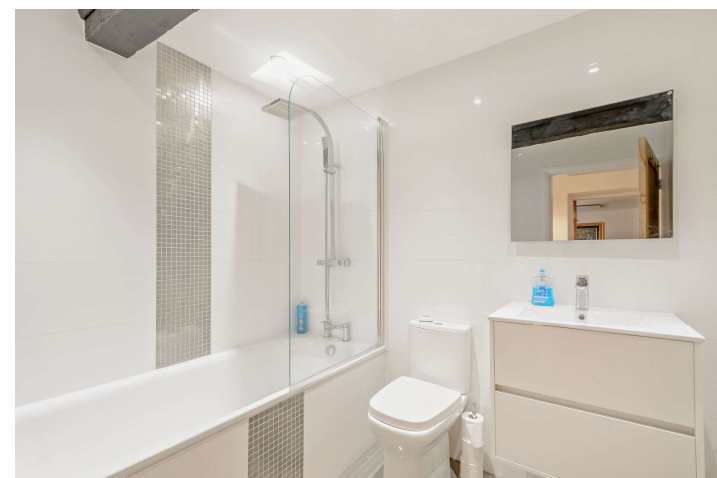
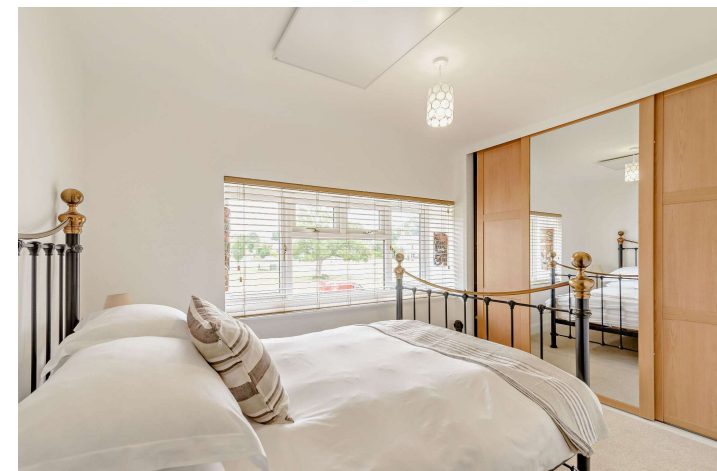
CALL TODAY TO ARRANGE YOUR APPOINTMENT

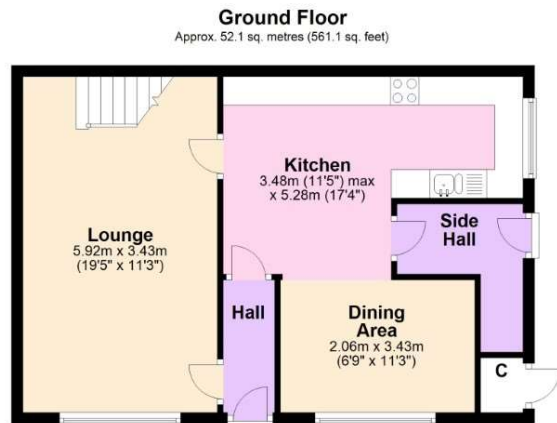
Mortgage Referral Arrangement

In accordance with Compliance with the Consumer Protection from Unfair Trading Regulations 2008, we declare that we routinely refer potential purchasers to L&C (London & Country Mortgages Ltd) for fee free mortgage advice. It is your decision whether you choose to deal with L&C. Should you decide to use L&C you should know that we would receive a referral fee of 25% of any payment they receive from lenders and insurers for the services they provide to you.

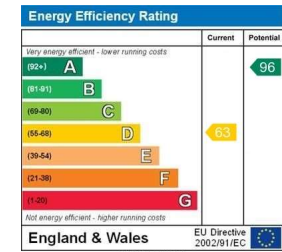
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT

A life assurance policy may be required. Written quotation available upon request.





Total area: approx. 104.3 sq. metres (1122.3 sq. feet)



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