



**4 Mayfield**

South Otterington, Northallerton, DL7 9JH

youngsRPS 



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South Otterington  
Northallerton  
DL7 9JH**

**Guide Price: £335,000**

A Detached House located in a quiet close in this sought after village south of Northallerton which boasts one of the area's highly regarded primary schools. The accommodation comprises a dual aspect living/dining rooms, a breakfast kitchen, 4 double bedrooms & a family bathroom. The property has the benefit of double glazing throughout, south facing rear garden, off-street parking & an integral garage.

- Detached Family Home
- Four Bedrooms
- Dual Aspect Living/Dining Room
- South Facing Rear Garden
- Off Street Parking & Integral Garage
- EPC Rating D

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**Youngs - Northallerton 01609 773004**





A pleasantly situated Four Bedroom Detached Family Home located on a cul-de-sac in the much sought-after village of South Otterington. The property comprises a generous entrance hall, downstairs Cloakroom/WC, living/dining room with bay window to front and additional window to the rear, breakfast kitchen with oak coloured wall and floor units, laminate worktops, space for freestanding oven with extractor over and plumbing for a washing machine.

Upstairs there are four double bedrooms including a Master Bedroom with fitted wardrobes. The house bathroom has a modern white suite comprising a panel bath with shower over, low flush WC and pedestal wash hand basin. There is a spacious loft which is partially boarded and has a useful pull down ladder.

Externally the front garden is laid mainly to lawn with mature plants and trees. A tarmac driveway allows off street parking for two vehicles and leads to an integral garage with electric power and light. The south facing rear garden is laid mainly to lawn and enclosed within timber fencing. There is a paved patio area and a timber garden shed.

LOCATION South Otterington is a sought-after village lying just off the A167 trunk road equidistant from the market towns of

Northallerton and Thirsk. Northallerton is approximately 5 miles away and benefits from a mainline train station. The village is also within easy reach both the A1(M) and the A19 trunk road. Facilities within the village included a well-regarded primary school, church, village hall & Inn.

SERVICES Oil central heating system, mains electricity & water supply.

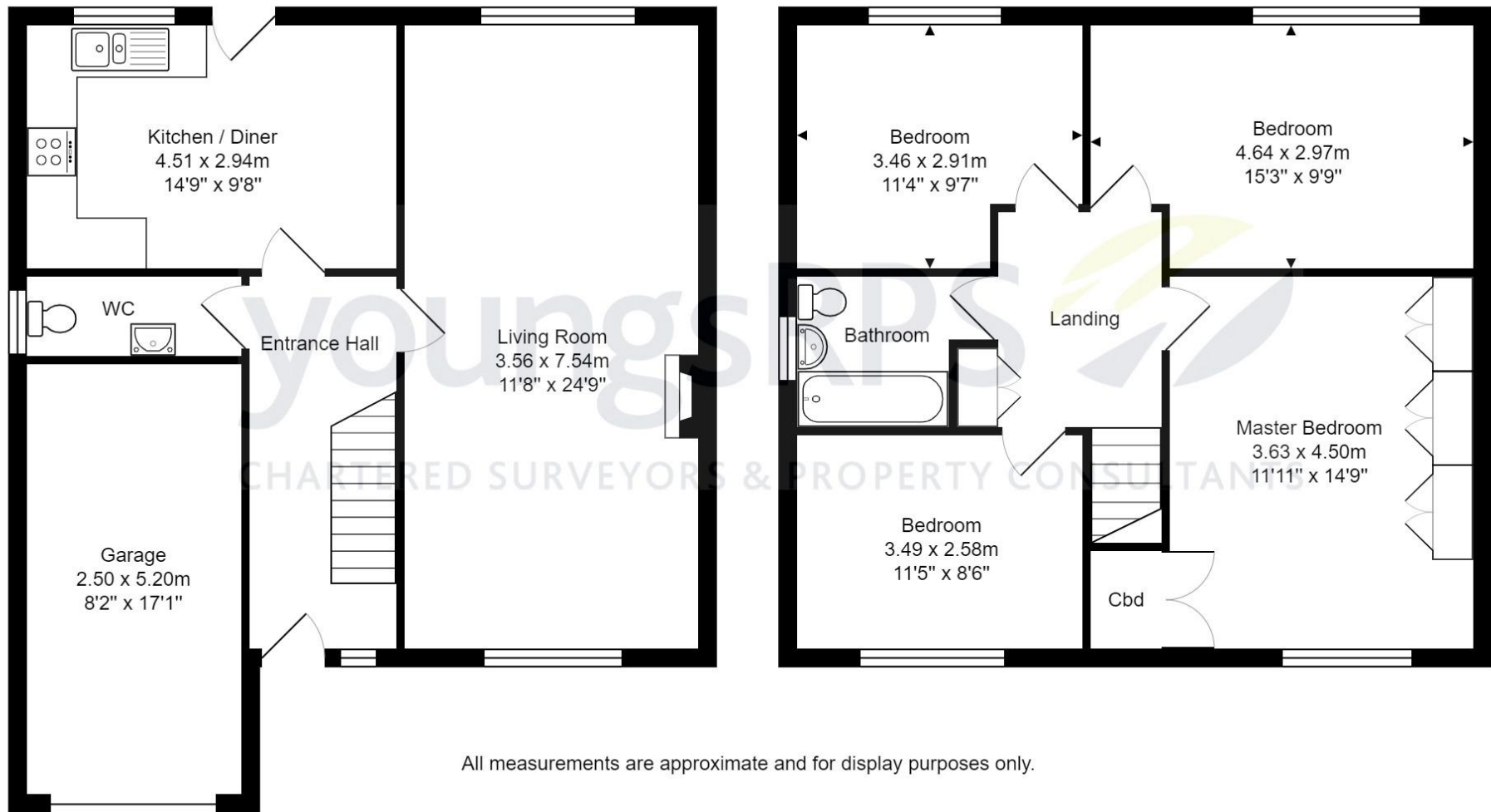
CHARGES Hambleton District Council Band E

VIEWINGS Strictly by appointment with the agents on 01609 773004.

TENURE This 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		



All measurements are approximate and for display purposes only.

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