



## **EASBY COTTAGE** **9 VILLAGE FARM, MIDDLETON TYAS, NR RICHMOND, DL10 6SQ**

**£410,000  
FREEHOLD**

A Spacious Well Presented Semi Detached Family House within an Exclusive Courtyard Location in this easily accessible and highly desirable village. Entrance Hall, Lounge, Large Conservatory, Kitchen/Breakfast Room, Cloakroom/WC, 4 Double Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Integral Garage, Utility Room, Driveway, Front and Rear Gardens, Gas Fired Central Heating, Secondary Glazing. Council Tax Band F. EER D67.

**NORMAN F.BROWN**

**Est. 1967**

# EASBY COTTAGE

• 4 DOUBLE BEDROOMS • EXCLUSIVE COURTYARD SETTING • EASILY ACCESSIBLE DESIRABLE VILLAGE • GOOD SIZED PRIVATE GARDEN • EN-SUITE • WELL PRESENTED • GAS CENTRAL HEATING



## DESCRIPTION

A Spacious Well Presented Semi Detached Family House within an Exclusive Courtyard Location in this easily accessible and highly desirable village. Entrance Hall, Lounge, Large Conservatory, Kitchen/Breakfast Room, Cloakroom/WC, 4 Double Bedrooms, En-Suite Shower Room/WC, Family Bathroom/WC, Integral Garage, Utility Room, Driveway, Front and Rear Gardens, Gas Fired Central Heating, Secondary Glazing. Council Tax Band F. EER D67.

## ENTRANCE HALL

Kardean flooring, radiator. Secondary glazed window to front. Entrance door to front. Doors to Lounge, Kitchen, Cloakroom/WC and Garage. Stairs to First Floor.

## LOUNGE

6.22m x 3.1m (20'4" x 10'2") Coal effect gas fire with oak surrounds and marble hearth, wall lights, radiator, coving, two television points. Secondary glazed windows to front and side. Secondary glazed double doors to Conservatory. Door to Entrance Hall.

## CLOAKROOM/WC

Oak effect laminate floor, wash hand basin with tiled splashback, low level WC, radiator, extractor fan. Door to Entrance Hall.

## KITCHEN/BREAKFAST ROOM

2.74m x 4.04m (8'11" x 13'3") Tiled surrounds, one and a half bowl sink unit with chrome mixer tap, marble effect laminate work surfaces, cream cupboards and drawers with chrome handles, breakfast bar, NEFF appliances comprising built-in oven, four ring gas hob, stainless steel extractor hood with glass splashback, built-in fridge, built-in freezer, built-in dishwasher, under cupboard lighting, radiator, Kardean flooring, LED spotlights. Secondary glazed window to rear with fitted roman blind. Door to Entrance Hall. Double glazed door to Conservatory with roller blind.

## CONSERVATORY

3.76m x 4.5m (12'4" x 14'9") Three radiators, television point, cold water tap. Double glazed windows with fitted roller blinds. Fitted blinds to the glazed ceiling panels. Double glazed double doors to Rear Garden. Secondary glazed double doors to Lounge. Double glazed door to Kitchen.

## GARAGE

6.58m x 2.77m (21'7" x 9'1") Power connected, laminate work surface and fitted cupboards, electric meter cupboard, gas meter cupboard, fuse board. Timber double doors to front. Door to Entrance Hall. Doorway to Utility Room.

## UTILITY ROOM

Stainless steel sink unit with mixer tap, pine effect laminate work surface, cream cupboards, wall mounted gas fired Baxi boiler, access to loft space, plumbing for washing machine. Window to rear. Doorway to Garage. Entrance door to Rear Garden.

## FIRST FLOOR LANDING

Coving, radiator, access to loft space. Doors to Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4 and Family Bathroom/WC.

## BEDROOM 1

4.65m x 2.77m (15'3" x 9'1") Coving, television point, radiator. Secondary glazed window to rear. Doors to En-Suite Shower Room/WC and Landing.

## EN-SUITE SHOWER ROOM/WC

Pedestal wash hand basin with tiled splashback, tiled corner shower cubicle, low level WC, coving, radiator. Secondary glazed window to front. Door to Bedroom 1.

## BEDROOM 2

3.38m x 4.27m (11'1" x 14'0") (maximum measurements). Coving, radiator. Secondary glazed windows to rear. Door to Landing.

## BEDROOM 3

2.77m x 3.1m (9'1" x 10'2") Coving, radiator. Secondary glazed windows to front and side. Door to Landing.

## BEDROOM 4

2.34m x 4.04m (7'8" x 13'3") Radiator, coving. Secondary glazed windows to front. Door to Landing.

## FAMILY BATHROOM/WC

Wash hand basin with tiled splashback, panelled bath with tiled surrounds and shower attachment over and screen, low level WC, radiator, airing cupboard with lagged hot water cylinder and immersion heater. Secondary glazed window to rear. Door to Landing.

## OUTSIDE

## FRONT GARDEN

Enclosed by metal railings. Lawn, flower beds, block paved driveway.

## GOOD SIZED PRIVATE REAR GARDEN

Lawn, well stocked flower beds, stone flags, timber arbour, timber garden shed, two cold water taps, personnel gate leading onto a green lane which then leads around to the front.

## GENERAL INFORMATION

Viewing - By appointment with Norman F. Brown.

Tenure - We understand that the property is Freehold. Title register NYK109075.

Local Authorities - North Yorkshire Council – Tel: 0300 1312131  
[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

Property Reference – 14166

Particulars Prepared – January 2023

#### 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

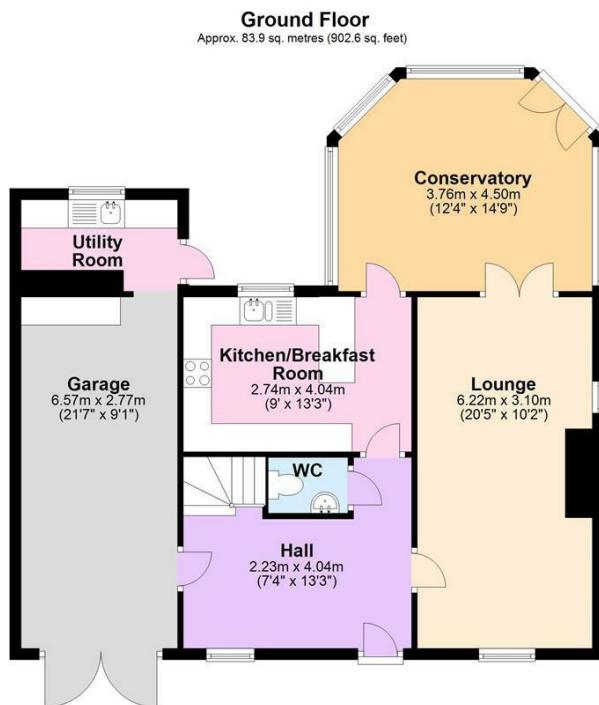
Our qualified mortgage and financial advisor will be pleased to advise you on the wide range of mortgages available from all of the mortgage lenders without charge or obligation.

#### 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.

## EASBY COTTAGE





Total area: approx. 146.8 sq. metres (1579.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		67
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Richmond Office Sales  
14 Queens Road  
Richmond  
North Yorkshire  
DL10 4AG

01748 822473  
richmond@normanbrown.co.uk  
www.normanbrown.co.uk

**NORMAN F.BROWN**  
Est. 1967