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## **Stonecroft , Northallerton, DL6 2DB**

**Offers over £129,950**

we are pleased to present this cosy cottage situated in the well positioned location of East Harlsey offers an ideal first home or buy to let property.

The property consists of a spacious living room, separate kitchen, large double bedroom and family sized bathroom.

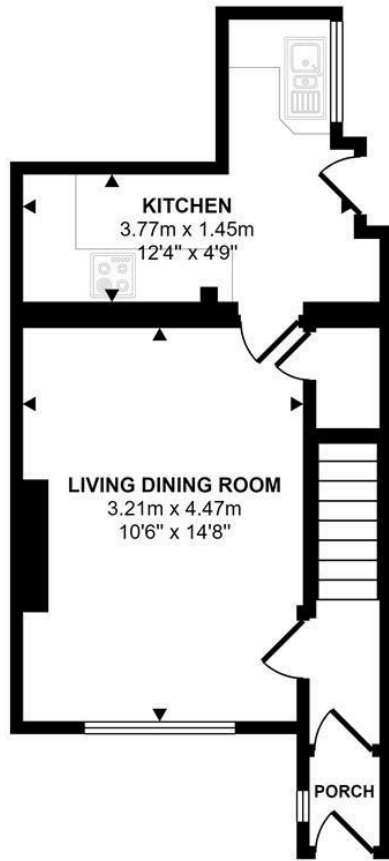
The property also has a large front garden.

East Harlsey is a small, picturesque and vibrant village situated close to the North York Moors, Yorkshire Dales, the Hambleton Hills and the Vale of York. The village is 7 miles from the market town of Northallerton and boasts a church, village hall and cricket club.

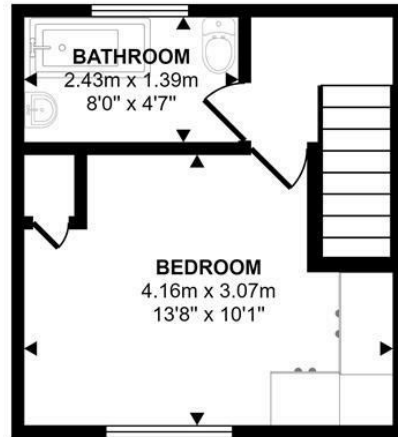
Please contact us for more information on the property!



Approx Gross Internal Area  
49 sq m / 524 sq ft



Ground Floor  
Approx 29 sq m / 314 sq ft



First Floor  
Approx 20 sq m / 210 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		

