

# 9 The Green

## Ainderby Steeple, Northallerton, North Yorkshire, DL7 9QA

RobinJessop

# A Deceptively Spacious Period Cottage Beautifully Situated Overlooking the Village Green

- End Terrace Cottage
- Three Bedrooms
- Superb Position Overlooking the Village Green
- Pretty Front Garden
- Driveway Parking for 2/3 Vehicles
- Close to Northallerton
- Accessible Location
- Guide Price: £325,000

**SITUATION**

Northallerton 3 miles, A1(M) Interchange at Leeming Bar 4 miles, Bedale 6 miles, Darlington 22 miles, Teesside 25 miles, York 26 miles. (All distances are approximate).

Ainderby Steeple is a popular residential village located just west of the thriving market town of Northallerton. The village has a fantastic community and is located between the market towns of Northallerton and Bedale. Both Bedale and Northallerton offer a wide range of shops, services and amenities.

**DESCRIPTION**

9 The Green stands exceptionally well overlooking the village green and comprises an attractive brick-built end of terrace cottage. The property has been occupied as a long-term rental and offers a blank canvas as a full-time home in a popular and accessible village.

The property is entered into a useful utility/boot room which is plumbed for a washing machine and has access to a useful storage cupboard and a cloakroom. The kitchen is to the left and has a range fo cream fitted units and a stainless-steel sink and drainer together with space for appliances including a cooker and







undercounter fridge.

There is a dining room with two windows looking out to the rear and steps up into the spacious sitting room which has a feature timber beam, together with a fireplace with a gas fire which is currently disconnected.

To the first floor there are three double bedrooms. The main bedroom has fitted wardrobes, and each bedroom enjoys a pleasant outlook. There is also a bathroom with a WC, hand basin, a bath with shower over and an airing cupboard.

Externally the property has driveway parking for 2-3 cars and a delightful front garden which is laid to lawn with a patio area adjacent the property.

Overall, 9 The Green would make an excellent full-time home in a popular and accessible village location.

## GENERAL REMARKS & STIPULATIONS

VIEWING
Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS
All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS
Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE
The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

WHAT3WORDS
Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.
**///centrally.supported.longingly**

FIXTURES & FITTINGS
Only those fixtures and fittings described within this brochure are included in the sale.

TENURE
Freehold with vacant possession.







COUNCIL TAX
Band D.

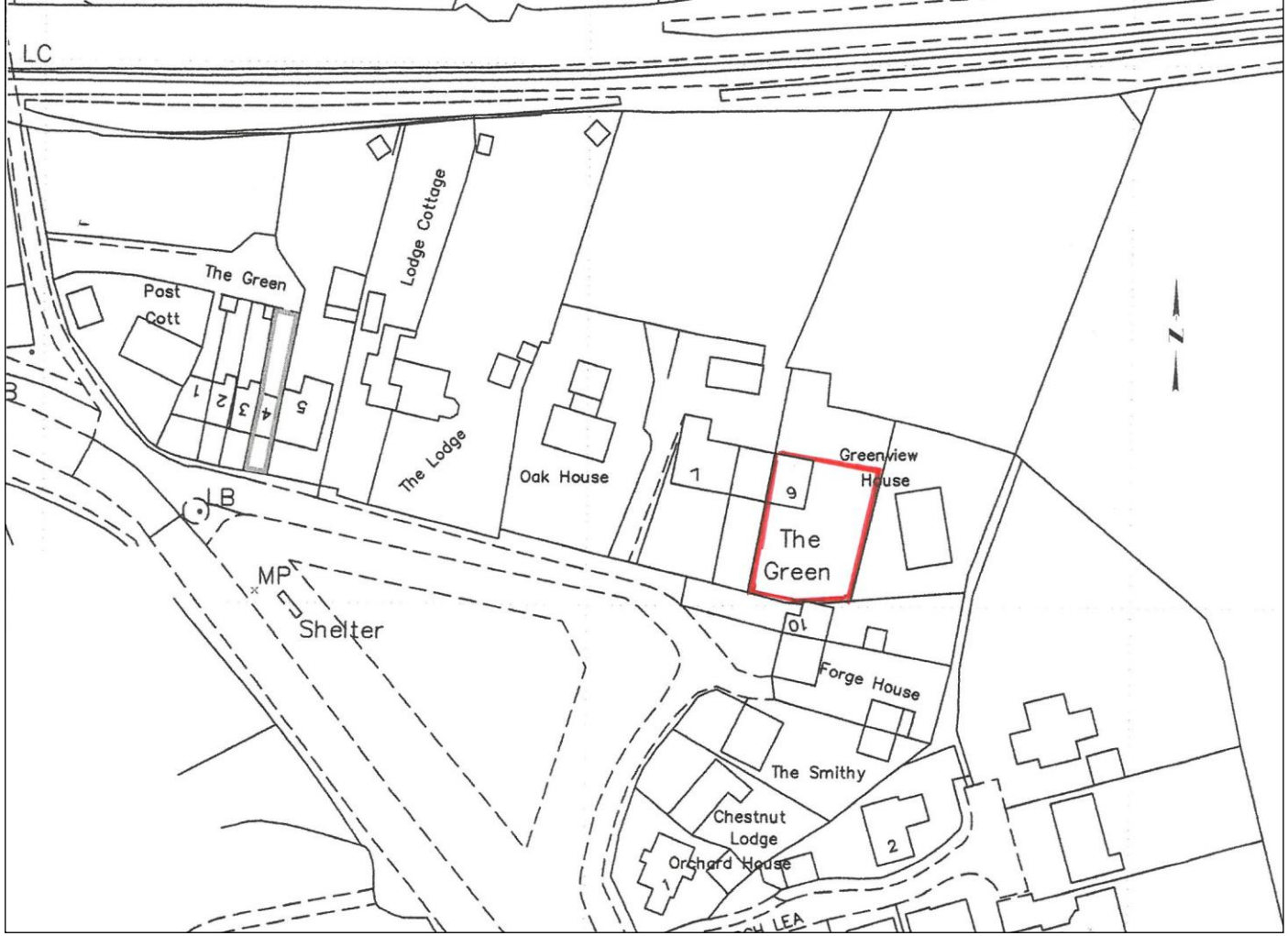
SERVICES
Mains electricity. Mains water. Mains drainage. Mains gas central heating. Broadband connection available.

AGENT'S NOTE – RESTRICTIVE COVENANTS

1. The property is not to be used for any trade or business other than as a single private dwelling. This does not preclude individuals working from home.
2. Not to keep or permit to be kept any livestock or birds in or on the property except normal household pets.
3. With the exception of a light van not to park or permit to be parked any commercial vehicles, agricultural vehicles, caravans or plant on the property.
4. Not to keep any immobile or scrap vehicles of any description on the property.
5. Not to plant or allow to grow on the property any fast growing trees or shrubs and in particular not to plant or allow to grow any leylandii.

LAND REGISTRY
Please note that the property is currently not registered with the Land Registry Office. Further details are available upon request.



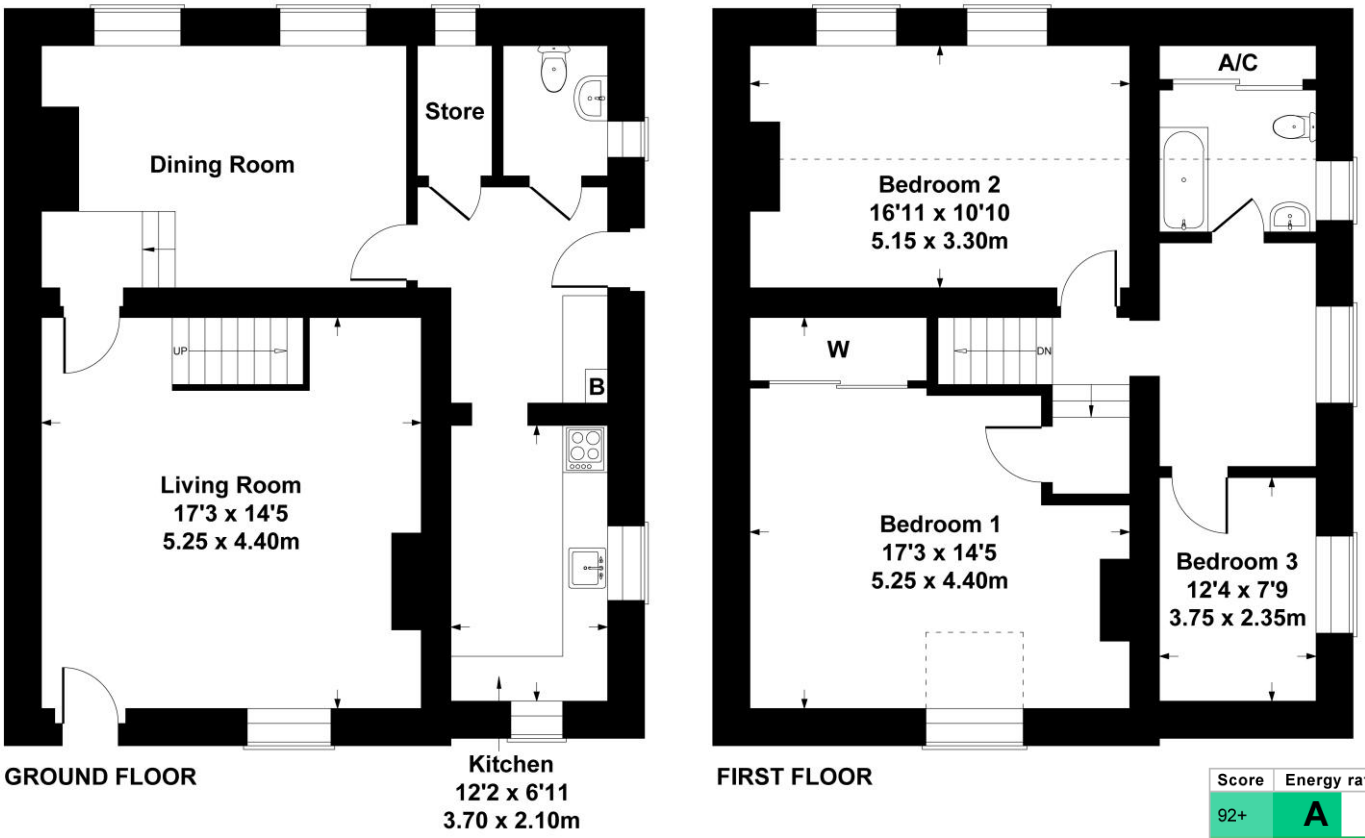







# 9 The Green, Ainderby Steeple

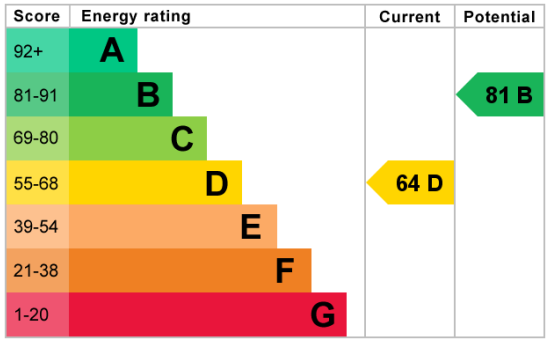
Approximate gross internal area
House 138 sq m - 1485 sq ft




SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026




Robin Jessop Ltd
info@robinjessop.co.uk
01969 622800
01677 425950
www.robinjessop.co.uk

Important Notice: Robin Jessop Ltd, their clients and any Joint Agents give notice that: They are not authorized to make or give any representations of warranties in relation to the property either here or elsewhere, on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permission, building regulations or other consents. Where it is stated that there is planning potential, Purchasers must satisfy themselves with the Planning Authority or otherwise. Robin Jessop Ltd has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

