



ROWANGARTH, DEIGHTON, DL6

OFFERS IN THE REGION OF £425,000



Northallerton
Estate Agency



Rowangarth

Deighton, DL6

STUNNING 4 BEDROOM DETACHED FAMILY HOME IN THE QUIANT VILLAGE OF DEIGHTON.

- DETACHED
- BOOT ROOM
- GARDENS TO FRONT AND REAR
- STUDY
- UTILITY ROOM
- 2 ENSUITE BEDROOMS
- OIL FIRED CENTRAL HEATING
- DOUBLE GARAGE



Rowangarth is an impressive 4 bedroom detached house with good sized lawn area to the front and rear of the property. The rear enjoys views out onto a wildlife area. Internally the property is beautifully presented and very spacious. The sitting room airy and light looking out onto the front garden area. The property enjoys a separate study, dining room, utility and boot room. The kitchen features a lovely quarry stoned floor complemented with pine and burr relief cupboards. The worksurfaces are quartz and a fitted Neff hob, double oven and microwave are included with the added benefit of a built in siemens dishwasher and built in Neff fridge. The two En-suite bathrooms and the main bathroom are all finished to a high standard, modern and all fully tiled. The En-suites both enjoy an Aqualiser mains shower and the main bathroom enjoys a mains shower and a bath. The property boasts 4 double bedrooms upstairs with two having built in wardrobes for extra convenience. The double garage has the benefit of electrically operated twin doors and eaves storage.

VIEWING

By appointment through the Agents – Northallerton Estate Agency – Tel. no. (01609) – 771959.

TENURE

Freehold with Vacant Possession on completion.

SERVICES

Mains water and drainage.

NYCC COUNCIL TAX BAND - F

EPC - D

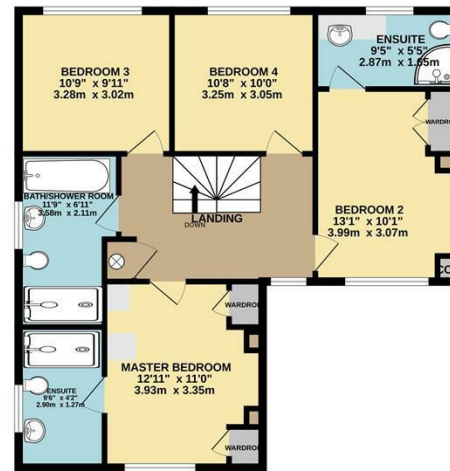


Call us to arrange a viewing on **01609 771959**

GROUND FLOOR
896 sq.ft. (83.2 sq.m.) approx.



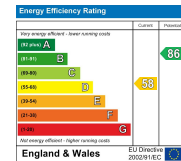
1ST FLOOR
791 sq.ft. (73.5 sq.m.) approx.



DEIGHTON, NORTHALLERTON, NORTH YORKSHIRE

TOTAL FLOOR AREA: 1687 sq.ft. (156.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
 - These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
 - All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
 - We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
 - Any plans may not be to scale and are for identification purposes only.
 - Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
 - You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.
- In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us.

143 High Street, Northallerton, North Yorkshire, DL7 8PE

T: 01609 771959

E: sales@northallertonestateagency.co.uk

www.northallertonestateagency.co.uk



Northallerton
Estate Agency