



LINDEN VIEW, STATION ROAD, NORTH
COWTON, NORTHALLERTON
O.I.R.O £349,950



Northallerton
Estate Agency



Station Road

Northallerton, DL7 0HQ

Nestled in the charming village of North Cowton, this delightful house on Station Road offers a perfect blend of comfort and convenience. The property is ideally situated, providing easy access to local amenities and the picturesque countryside that North Yorkshire is renowned for.

The kitchen is well-appointed, providing ample space for culinary pursuits, while the adjoining dining area is perfect for family meals or gatherings with friends. The bedrooms are generously sized, offering a peaceful retreat at the end of the day.

Outside, the property features a lovely garden, ideal for enjoying the fresh air or hosting summer barbecues. With its prime location and charming features, this house on Station Road is a fantastic opportunity for those looking to settle in a friendly community while still being within reach of Northallerton's vibrant town centre. Whether you are seeking a new family home or a tranquil retreat, this property is sure to impress.

- 3 Bedrooms
- Double glazed throughout
- Off Road Parking for up to 4 Vehicles
- Oil Fired Central Heating
- Sought After Area & Beautiful Gardens

- Council Tax Band D
- Picturesque Views/Setting
- 2 Reception Rooms
- Fitted Kitchen & Bathroom
- Alarm fitted

Entrance Hall

UPVC wood effect double glazed front door with etched panels leading to the entrance hall, which offers coved ceiling, plush mounted ceiling light point, radiator and BT Openreach Master Socket. Door leading to

Sitting Room

45'7" x 42'7"

Bay window, Centre ceiling rose and light point, coved ceiling and double radiator. Ornamental fireplace comprising of Mahogany surround and mantel shelf with marble cut heath and backplate with electric stove and tv point, bay window.

Living/Dining Room

42'7" x 36'5"

Curved centre ceiling light point and double radiator. Feature fireplace which is natural stone surround, stained and polished oak mantel shelf and internal display shelves plus inset open grate with tiled heath. Matching TV and Video to side. 2 windows providing natural light with sliding door to rear giving access to

Kitchen

48'2" x 26'10"

Enjoys a range of light beach base & wall units and granite effect work surfaces. Inset stainless steel sink with mixer tap and inset work surface 4 ring eclectic hob with adjacent double oven & grill. Integrated dishwasher and fridge which are both unit matched door fronted. Tiled splash backs, inset ceiling light points and windows providing natural sunlight. Mahogany door leading to vestibule:-

Utility Room

47'2" x 41'7"

Archway through to Utility Room, Freezer/Boiler Room - with fitted base cupboards topped with granite effect work surfaces with inset circular bowl with mixer tap over. Tiled splashback. Space for auto wash and extensive space for fridge/freezer(s). Floor mounted Worcester oil fired boiler. Windows offering 90degree sunlight and a tube ceiling light point. Door into garage.

Rear Vestibule

Ceiling light point and door to outside rear garden:-

Bedroom 1

42'7" x 36'1"

Bay window and double radiator. Coved ceiling and centre ceiling light point along with over bed light pull cord. Wall length sliding door fronted wardrobes with hanging and storage space, bay window.

Inner Hallway

Has built in cloak cupboard with hanging and shelving space. Leads to:-

Bathroom/Shower Room

Oversized walk in shower cubicle with mains mira shower and shower panel. The rest of the room is tiled and comprises of Unit inset washbasin and mixer tap over with underneath cupboard storage. Concealed dual flush WC, ceiling mounted heater light and wall mounted extractor fan. Built-in shelved linen cupboard which is full height, composite floor and radiator. Leads to:-

Bedroom 2

41'4" x 39'4"

Coved ceiling and centre ceiling light point. Fitted range of cupboards with central vanity wash basin, tiled surround and shaver light socket over.

Bedroom 3

11'10" x 8'8"

Coved ceiling and centre ceiling light spot. Built-in double wardrobe and cupboard storage over. Above bed light point. Radiator.

OUTSIDE

Hedged boundary at the front with double wrought iron gates leading onto concrete hardstanding with space for parking up to floor vehicles. Garage 14.4 x 12.7 with up and over door and lawn gardens, concrete walk ways and flagged patio to the rear. Lawns to front and back of the property offering shrubs, greenhouse, pebbled seating area and open views of tranquillity.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - MAINS GAS, WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - D

EPC - TBC



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

GROUND FLOOR
1325 sq.ft. (123.1 sq.m.) approx.



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TOTAL FLOOR AREA: 1325 sq.ft. (123.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 capability or efficiency can be given.
Made with floorplan 12/2015



Energy Efficiency Rating	
Current	Potential
A	A
101-120 kWh/m²	101-120 kWh/m²
B	B
81-100 kWh/m²	81-100 kWh/m²
C	C
61-80 kWh/m²	61-80 kWh/m²
D	D
41-60 kWh/m²	41-60 kWh/m²
E	E
21-40 kWh/m²	21-40 kWh/m²
F	F
1-20 kWh/m²	1-20 kWh/m²
G	G
1-20 kWh/m²	1-20 kWh/m²
All energy efficient - higher energy costs	
England & Wales	
EU Directive 2002/91/EC	

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