



SOUTHVIEW

EAST COWTON, NR NORTHALLERTON, DL7 0DH

£220,000

FREEHOLD

A Spacious Semi Detached Cottage with this desirable village with primary school, village shop, village hall and pub. Entrance Hall, Lounge, Kitchen/Dining Room, Utility Room, 3 Bedrooms, Bathroom/WC, Small Front Garden, Rear Patio Garden, Off Street Parking, Oil Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER E54.

NORMAN F. BROWN

Est. 1967

SOUTHVIEW

- 3 BEDROOMS • SPACIOUS • DESIRABLE VILLAGE • VILLAGE SHOP, VILLAGE HALL, PRIMARY SCHOOL AND PUB • OIL FIRED CENTRAL HEATING • UPVC DOUBLE GALZING • PARKING FOR 2 CARS • PRIVATE REAR PATIO GARDEN



DESCRIPTION

A Spacious Semi Detached Cottage with this desirable village with primary school, village shop, village hall and pub. Entrance Hall, Lounge, Kitchen/Dining Room, Utility Room, 3 Bedrooms, Bathroom/WC, Small Front Garden, Rear Patio Garden, Off Street Parking, Oil Fired Central Heating, UPVC Double Glazing. Council Tax Band C. EER E54.

ENTRANCE HALL

Coving, radiator, grey oak effect laminate floor, understairs storage. Double glazed entrance door to Front Garden. Door to Kitchen/Dining Room. Stairs to first floor.

LOUNGE

Wood burning stove with oak beam above, radiator, grey oak effect laminate floor. Double glazed window to front with roller blind. Door to Kitchen/Dining Room.

KITCHEN/DINING ROOM

Maximum width. Tiled surrounds, stainless steel one and half bowl sink unit with mixer tap, laminate work surfaces, cupboards and drawers, electric cooker point with extractor hood above, radiator, coving, slate tiled floor, ceiling LED lighting, electric meter cupboard with fuse board. Double glazed window to side. Doors to Lounge and Utility Room. Doorway to Entrance Hall.

UTILITY ROOM

Tiled surrounds, ceramic tiled floor, fridge/freezer space, plumbing for washing machine, tumble dryer space, wall mounted oil fired boiler. Double glazed window to rear. Double entrance door to Rear Patio Garden. Door to Kitchen/Dining Room.

LANDING

Coving. Doors to Bedrooms and Bathroom.

BEDROOM 1

Coving, radiator. Double glazed window to front with roller blind. Door to Landing.

BEDROOM 2

Radiator. Double glazed window to rear with roller blind. Door to Landing.

BEDROOM 3

Radiator, exposed pine boarded floor. Double glazed window to front. Door to Landing.

BATHROOM/WC

Pedestal wash hand basin with tiled splashback, panelled shower bath with aquaboard panels, curved screen and electric shower over, wc, chrome heated towel ladder, loft hatch, airing cupboard containing hot water cylinder, waterproof vinyl floor. Double glazed windows to rear. Door to Landing (Note: Flying Freehold – the neighbouring property's utility room is beneath this bathroom).

OUTSIDE

Front Garden.

Lawn, laurel hedge

To the side

Hardcore driveway for 2 cars, coal bunker, wood store, lighting, gate leading to

Private Rear Patio Garden

Stone paving/concrete hardstanding, metal storage bunker, plastic oil tank, cold water tap, lighting.

SERVICES

Mains electricity, water and drainage.

GENERAL INFORMATION

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Viewing - By appointment with Norman F. Brown.

Tenure - Freehold. The title register is NYK 172126

Local Authority - North Yorkshire Council – Tel: 0300
1312131
www.northyorks.gov.uk

Broadband and Mobile Phone Coverage – please check
using this website
<https://checker.ofcom.org.uk>
current speed – 36.5 mbps

Property Reference – 17636505

Particulars Prepared – January 2024.

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.

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.

SOUTHVIEW



Ground Floor

Approx. 53.3 sq. metres (573.2 sq. feet)



First Floor

Approx. 51.3 sq. metres (552.5 sq. feet)



Total area: approx. 104.6 sq. metres (1125.7 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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

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