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Railway Cottage  
East Cowton, Northallerton, DL7 0DT  
**Offers in the region of £215,000**

Cottage  
2 Bedroom/s  
1 Bathroom/s

A lovely two bedroomed detached period cottage situated in a beautiful semi rural location close to the village of East Cowton. The property benefits from oil fired central heating and is mostly Upvc double glazed. The well presented accommodation includes a reception hall, spacious living room with log burning stove, inner hall with cloaks / wc, The kitchen / dining room is a lovely bright room with velux window and is fitted with a good range of modern wall and base units including integrated oven, hob and dishwasher. To the first floor there is a master bedroom with built in wardrobe, bedroom two and a shower / wet room. Externally there is a rear garden garden with lawn, patio and access to the outside utility / garden store. The property is situated close to the village of East Cowton and is within easy reach of the A167, Northallerton, Darlington and Richmond. Village facilities include a Primary school, All Saints Church, Public House and Village Shop.





- Two bedroomed detached period cottage
- Two double bedrooms
- Lovely kitchen / dining room
- Oil fired central heating and mostly Upvc double glazing
- Lovely rear gardens - No onward chain
- Semi rural location close to East Cowton
- Spacious living room with Log burning stove
- Modern fitted kitchen with integral appliances
- external store / utility area

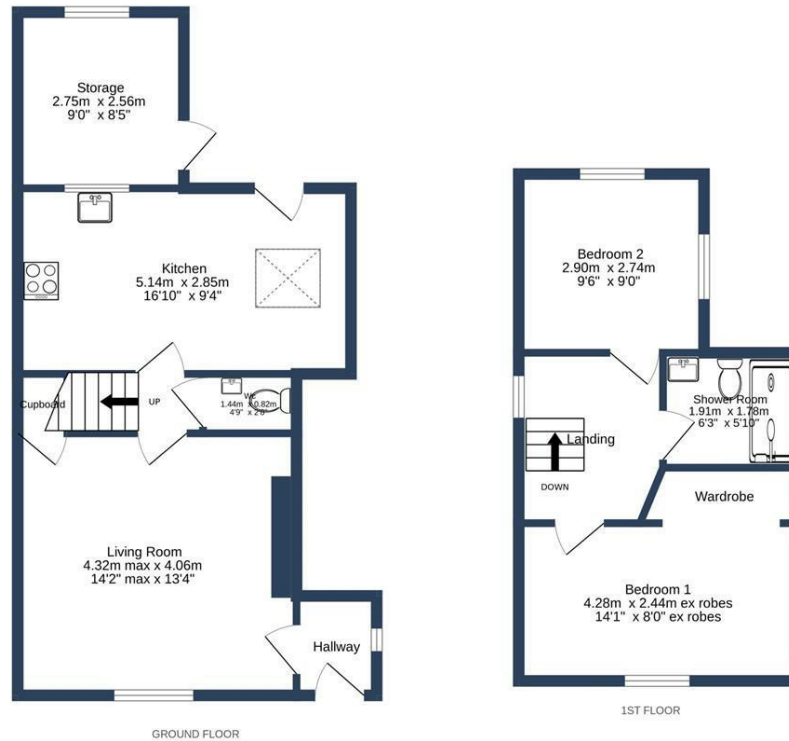
#### GENERAL INFORMATION

Tenure: Freehold

Services: Oil fired central heating, mains electric, water and Septic tank drainage.

Mostly Upvc double glazing.

Local Authority: North Yorkshire Band B



RAILWAY COTTAGES, EAST COWTON, DL7 0DT.

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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>33</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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