



3 Boynton Road, East Cowton Northallerton DL7 0EA

Offered CHAIN FREE this delightful four bedroom detached home in the village of East Cowton is sure to attract attention. Situated on a quiet close in an active village location the property is a great size and is ripe to create the buyer's ideal family home. Internal accommodation consists of a bright, airy entrance hall, separate living room, dining room/family room which opens into the kitchen, utility room, cloakroom and study/playroom to the ground floor. The first floor holds four bedrooms, the master bedroom complete with en-suite as well as a study and a house bathroom. Externally the property offers a lawed garden to the front with off street parking, electric car charger and an integrated single garage, whilst the rear garden offers a spacious patio area and lawned garden, oil central heating and UPVC double glazing is present throughout with the added bonus of solar panels with feed in tariff and solar boost. EPC rating D, council tax band E.

£325,000

LOCATION

Boynton Road is situated in the village of East Cowton 8 miles North of Northallerton and 4 miles from the A1. The village offers a pub, village shop/post office, one church and a very reputable school. Northallerton offers a range of facilities including a very well served High Street including: Marks and Spencer Food Hall, Betty's Tea Rooms, Barker's Department Store circa 1882, three supermarkets, several independent and chain restaurants, a twice weekly market including a monthly farmers market, primary and secondary schooling, a hospital and a library. Northallerton is located close to the North York Moors and Yorkshire Dales, offering a full range of outdoor pursuits and sporting activities. Northallerton is situated on the East Coast mainline providing regular train services to London, Edinburgh, Leeds and York. The recently extended A1M is 6 miles to the West, the A19 is 6 miles to the North East, both offering easy access to Leeds, York, Middlesbrough, Tees Valley and Leeds Bradford Airport.

DIRECTIONS

Leaving Northallerton on the A167, follow this road for approximately 5 miles then take the left turn signposted East Cowton. Once in the village take a left turn at the T junction follow the road to Wycliffe Road on the left, turn left onto Boynton Road where the property is located on the left hand side.

THE ACCOMMODATION CONSISTS OF

HALLWAY

With front facing UPVC double glazed door & matching side panels, stairs to first floor, engineered oak flooring and radiator.



LIVING ROOM

19'2" x 12'3" (5.86 x 3.75)

With front facing UPVC double glazed window, rear facing UPVC double glazed French doors, open fire inset into marble base & surround and radiator.



DINING ROOM

9'10" x 9'10" (3.02 x 3.00)

With rear facing UPVC double glazed window and radiator.



FAMILY ROOM

9'10" x 13'1" (3.02 x 4.00)

With side facing UPVC double glazed window, tiled laminate flooring and radiator.

KITCHEN

9'8" x 13'1" (2.96 x 4.00)

With side facing UPVC double glazed door & matching side panels, rear facing UPVC double glazed door, range of base, wall & Drawer units, worktops over, inset with sink & drainer, tiled splashbacks, electric hob with extractor hood over, double electric oven, integrated dishwasher and breakfast bar.



UTILITY ROOM

6'1" x 6'8" (1.86 x 2.05)

With side facing UPVC double glazed door, units with worktops over, inset with stainless steel sink & drainer and radiator.



STUDY/GUEST BEDROOM

13'1" x 8'0" (4.00 x 2.45)

With front facing UPVC double glazed window and radiator.

LANDING

With front facing UPVC double glazed window, laminate flooring and radiator.



BEDROOM ONE

13'5" x 12'3" (4.09 x 3.75)

With rear facing UPVC double glazed window, treated floorboards and radiator.



EN-SUITE BATHROOM

With front facing UPVC double glazed window, pedestal wash hand basin, low level WC, shower cubicle, tiled floor & walls and radiator.

BEDROOM TWO

10'1" x 13'1" (3.08 x 3.99)

With rear facing UPVC double glazed window, treated floorboards and radiator.



BEDROOM THREE

9'10" x 9'10" (3.02 x 3.00)

With rear facing UPVC double glazed window and radiator.



BEDROOM FOUR

9'9" x 10'5" (2.99 x 3.20)

With front facing UPVC double glazed window, storage cupboard and radiator.

STUDY

5'5" x 6'2" (1.67 x 1.89)

With front facing UPVC double glazed window and radiator.

BATHROOM

With side facing UPVC double glazed window, shower over bath with screen, hidden cistern WC, vanity wash hand basin, laminate flooring, tiled walls and heated towel rail.



EXTERNALLY

With integrated single garage, electric car charging point, lawned gardens front and rear and rear garden patio.



CLAUSES

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC's are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense. Terms of Website Use Information provided on our website is for general information only. It may not be wholly accurate, complete or up-to-date and should not be relied upon. Intellectual Property The copyright and other intellectual property rights in our website & brochures are owned by us or our licensors. All rights are expressly reserved. Unauthorised use By accessing our site, you agree not to attempt to gain any unauthorised access or to do anything which may interfere with the functionality or security of our site.

MORTGAGE & FINANCIAL ADVICE

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage adviser based in Northallerton. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it). Minimum age 18.

VIEWING BY APPOINTMENT

Viewing is Strictly By Appointment Only.



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