



12 Wycliffe Road, East Cowton Northallerton DL7 0DZ

Three-Bedroom Semi-Detached Home in Village Location – Chain Free

A well-presented three-bedroom semi-detached home, set in a peaceful and popular village location. Offered chain free, this spacious property features landscaped front and rear gardens, a large garage, and modern energy-efficient additions including solar panels and an air source heat pump.

The ground floor includes a porch, downstairs WC, dining room leading into a bright lounge, and a kitchen filled with natural light from a skylight and rear window. There is also a utility room with access to the garage and conservatory, along with a sunny rear garden room, complete with air conditioning and a radiator for year-round comfort.

Upstairs are three double bedrooms, a modernised house bathroom, and an airing cupboard housing the boiler for the recently installed air source heat pump. The upstairs also benefits from good natural light throughout.

With generous living space, attractive gardens, and a quiet village setting, this is a fantastic home ready to move into.

EPC B- COUNCIL TAX BAND D

Offers Over £260,000

LOCATION

Wycliffe Road is situated in the village of East Cowton 8 miles North of Northallerton, 4 miles from the A1 and 9 miles from Darlington. The village offers a pub, village shop, 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. East Cowton 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, Leeds Bradford Airport and Manchester airport.

DIRECTIONS

Head northwest on High Street (A167) and go through one roundabout. At the next roundabout, take the second exit onto Darlington Road (A167) and continue straight through another roundabout. Follow Darlington Road as it curves slightly left, remaining on the A167. Turn left onto Birkby Lane and continue straight onto Cross Rein Bank. Turn left, then left again onto Wycliffe Road. Turn right to stay on Wycliffe Road—number 12 will be on the right at the bottom of the cul-de-sac, marked with a James Winn sign.

THE ACCOMMODATION CONSISTS OF

PORCH

3'9" x 6'8" (1.16 x 2.05)

With side facing UPVC double glazed door, front facing UPVC double glazed window and radiator.

GROUND FLOOR W.C.

2'4" x 7'5" (0.72 x 2.27)

With front facing UPVC double glazed window, low level WC, pedestal wash hand basin and radiator.

DINING ROOM

12'7" x 9'10" (3.86 x 3.00)

With front facing UPVC double glazed window, stairs to first floor and radiator.



LIVING ROOM

22'11" x 12'0" (7.01 x 3.66)

With front facing UPVC double glazed window, UPVC double glazed French doors to the rear, electric fire, two radiators and TV point.



KITCHEN

12'5" x 9'1" (3.81 x 2.79)

With rear facing UPVC double glazed window, a range of base, wall and drawer units, worktops inset with stainless steel sink & drainer, tiled splashback, double electric oven & hob, plumbing for dishwasher, space for fridge fitted table and radiator.



UTILITY ROOM

10'7" x 7'6" (3.25 x 2.29)

With skylight, fitted base units, worktops inset with a stainless steel sink and drainer, tiled splashback, plumbing for a washing machine, space for a dryer, and access to both the garage and conservatory.



SUN ROOM

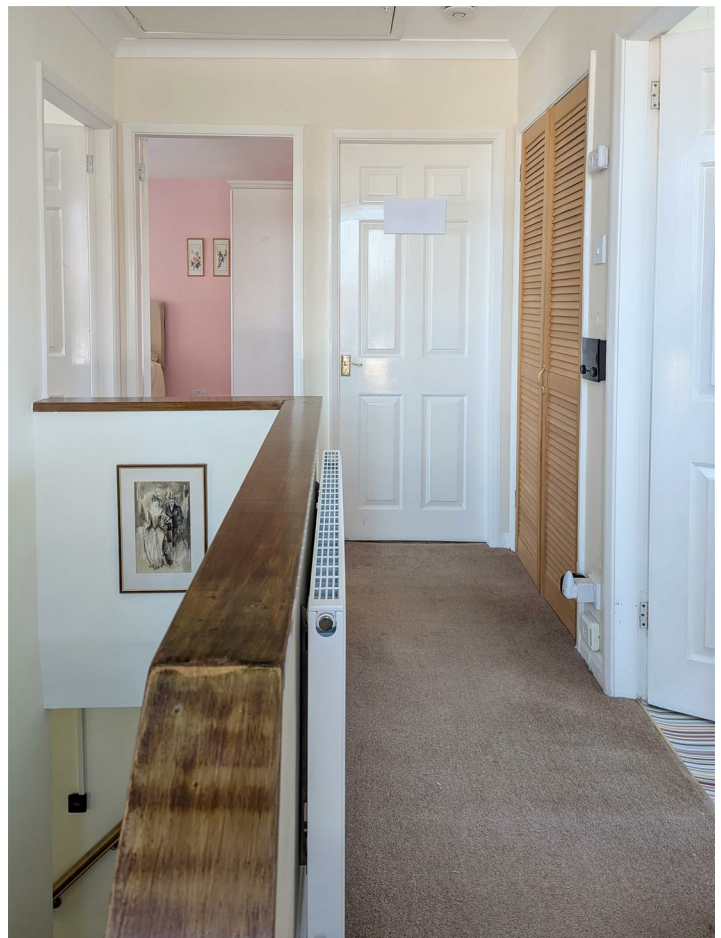
9'8" x 8'11" (2.95 x 2.74)

With UPVC double glazed windows to the rear and both sides, spotlights, plus a rear door. Includes a Mitsubishi air conditioning unit and a radiator,.



LANDING

With loft access hatch, side-facing UPVC double glazed window, and an airing cupboard housing a recently installed air source heat pump system.



BEDROOM ONE

13'3" x 12'2" (4.06 x 3.71)

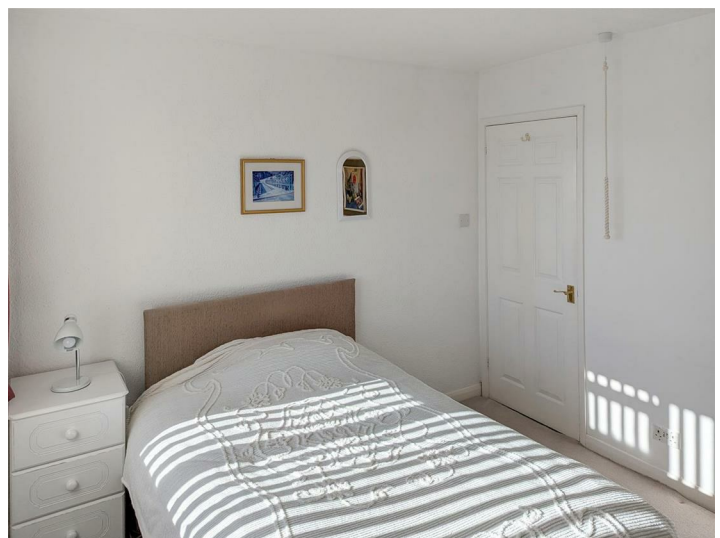
With front facing UPVC double glazed window and radiator.



BEDROOM TWO

12'5" x 9'10" (3.81 x 3.00)

With front facing UPVC double glazed window and radiator.



BEDROOM THREE

12'2" x 9'3" (3.71 x 2.84)

With rear facing UPVC double glazed window and radiator.



GARAGE

18'9" x 10'2" (5.72 x 3.1)

With front facing new automatic door, light and power.



FRONT GARDEN

Features a low-maintenance gravelled garden with decorative planters, a paved driveway offering ample off-street parking, side access to the rear garden and solar panels fitted on the roof.



PARKING

With parking for 3 or more vehicles.



REAR GARDEN

With a mix of paving and gravel, ideal for relaxing or entertaining. It features mature plants, a summer house, and is fully enclosed for privacy.



EXTERNAL



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.

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.

MATERIAL INFORMATION

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has mains provided electricity, water, drainage and air source heat pump

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: Yes

PARKING ARRANGEMENTS: Garage and driveway

BROADBAND SPEED:

The maximum speed for broadband in this area is shown by inputting the postcode at the following at the following link here <https://www.broadbandcheck.co.uk/>

ELECTRIC CAR CHARGER: N/A

MOBILE PHONE SIGNAL: No known issues

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.



WYCLIFFE ROAD, EAST COWTON. DL7 0DZ.

TOTAL FLOOR AREA: 1520 sq.ft. (141.3 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.

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