



CARVERS

SALES & LETTINGS

East Cowton, Northallerton, DL7 0JN

Offers in the region of £450,000

House - Semi-Detached



A three bedroomed period cottage and separate one bedroomed flat located in a superb rural location with mature gardens, fruit trees, woodland and outbuildings adjoining and overlooking open countryside. The cottage benefits from oil fired central heating and is mostly double glazed. The accommodation includes a reception room with multi fuel burning stove and open plan dining area, sun room with stunning far reaching views and built in storage cupboard, kitchen/breakfast room with three useful storage cupboards, useful utility room and a cloak room / wc. There are three bedrooms, two of which are double rooms, and a family bathroom. The flat has electric heating and double glazing and includes an open plan living room/kitchen, double bedroom and an ensuite shower room. Externally there are mature gardens, vegetable plot, patios, pond and mature woodland together with two garages and a gated entrance leading to an open fronted double garage, workshop, potting shed, outside wc and greenhouse. The property is located in a rural location, within easy reach of the village of East Cowton and the A167.



- A three bedroomed semi detached house with separate one bedroomed flat
- Outbuildings including two garages, workshop, potting shed and open fronted double garage
- Well presented living accommodation with some period features
- Living room with multi fuel burning stove
- Lovely rural location with far reaching views over adjoining countryside
- Mature gardens including woodland, pond, patio and vegetable plot, in all approx 1.4 acre
- Sun room with far reaching views
- One bedroomed flat with income potential

GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: North Yorkshire Band E. Improvement indicator. Apartment Band A.

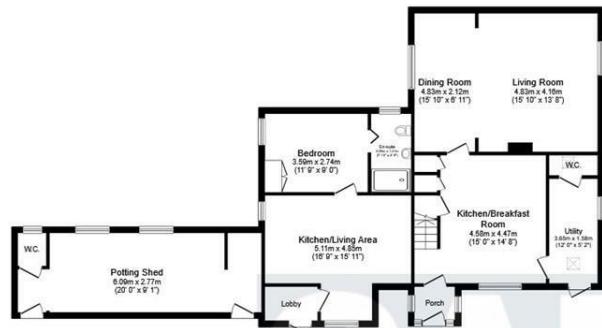
Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Property Size Information

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)

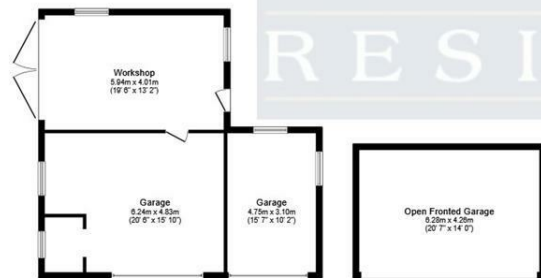




Ground Floor
Floor area 104.3 sq.m. (1,122 sq.ft.)



First Floor
Floor area 73.4 sq.m. (790 sq.ft.)



Outbuilding
Floor area 98.1 sq.m. (1,056 sq.ft.)

Total floor area: 275.7 sq.m. (2,968 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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

Property size taken from EPC
1474.00 sq ft

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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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