



A beautifully presented three bedroomed property situated within the village of East Cowton. The property benefits from oil fired central heating, Upvc double glazing together with modern kitchen and bathroom fittings. The accommodation which has been redesigned includes a reception hall, cloaks room wc, spacious living room with log burning stove, open plan kitchen / dining room with breakfast bar and integrated oven, hob, dishwasher and microwave. There is also a useful utility cupboard. To the first floor there are three good sides bedrooms, spacious family bathroom fitted with a white suite with shower over the shaped bath and a separate wc. Externally there is a block paved driveway providing off street parking. The rear garden adjoins countryside with lawn and patio area's and quality garden store. The village is located within easy reach of the A167, Northallerton, Darlington and Richmond. Village facilities include a Primary school, All Saints Church, Public House and Village Shop.





- Lovely three bedroomed semi detached home
- Spacious reception room
- Master bedroom with built in wardrobes
- Block paved driveway providing off street parking
- Lovely village location
- Beautifully presented and updated accommodation
- Open plan kitchen / dining room and useful utility area
- Family bathroom and two separate wc's
- Rear garden adjoining countryside

GENERAL INFORMATION

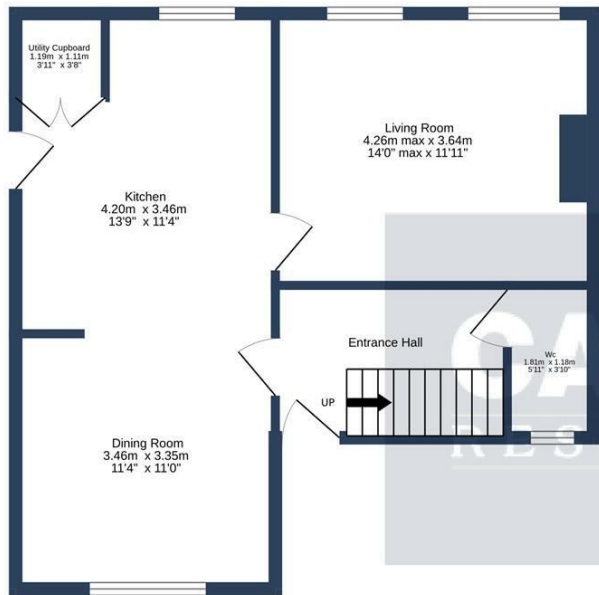
Tenure: Freehold

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

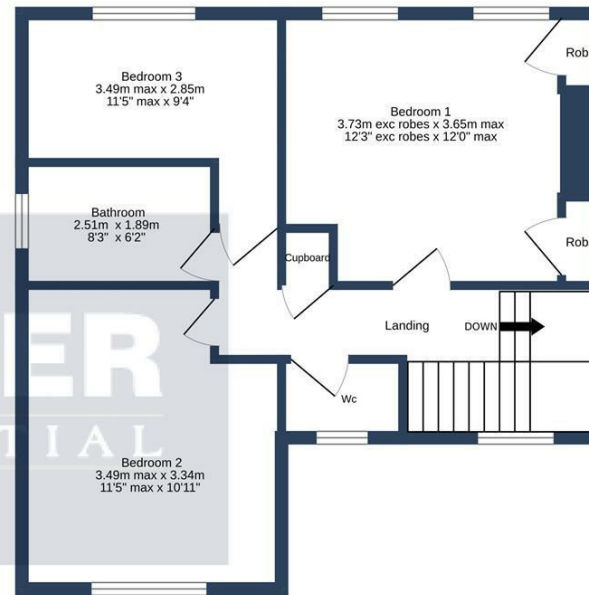
Double glazing

Local Authority: North Yorkshire Band C

Note- There is a live planning application for residential development regarding land to the rear.



GROUND FLOOR
49.5 sq.m. (533 sq.ft.) approx.



1ST FLOOR
49.5 sq.m. (533 sq.ft.) approx.

VINEYARD TERRACE, EAST COWTON. DL7 0DP.

TOTAL FLOOR AREA : 99.0 sq.m. (1066 sq.ft.) 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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MAB 6202



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