



A lovely two bedroomed mid terraced period cottage with gardens to both the front and rear of the property. The cottage has been updated and the accommodation reconfigured to provide an impressive open plan living room / dining room with log burning stove and an opening leading to the kitchen / breakfast room which is fitted with a good range of wall and base units and door leading to the rear garden. To the first floor there is a large landing area. The master bedroom is a large double room and bedroom two is a good size with a period fire place. The shower room has been refurbished and fitted to provide a luxury space with a white fitted suite and double shower cubicle. Externally there is a front cottage garden and a good sized rear garden, patio, lawn and brick built outbuildings providing excellent storage space. The village is within easy reach of A167, Northallerton, Darlington, Yarm and Richmond. Facilities in the village include a Primary School, All Saints Church, Public House and Village Shop.





- Beautifully presented two bedroomed period terraced cottage
- Fitted kitchen with integrated fridge freezer and a Belfast sink
- Two good sized bedrooms
- Upvc double glazing and PLG central heating
- Popular village location
- Contemporary open plan living room / dining room with log burning stove
- Spacious land area with window overlooking the rear garden
- Luxury refitted shower room / wc
- Cottage garden to the front and good sized rear garden with garden stores

GENERAL INFORMATION

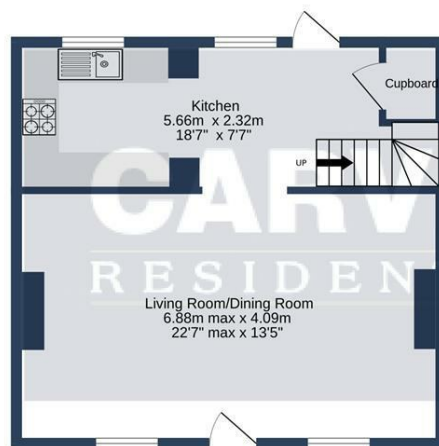
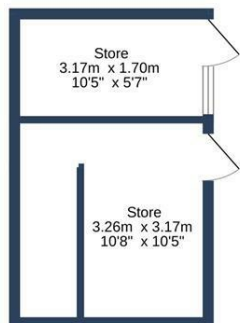
Tenure: Freehold

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

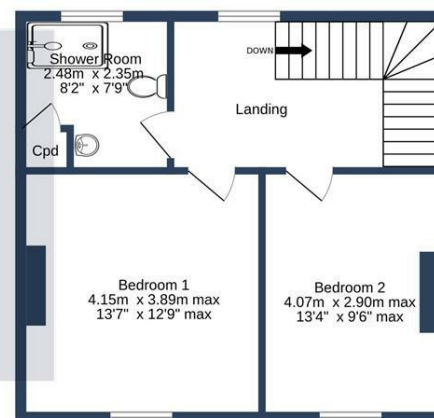
Double glazing.

Local Authority: North Yorkshire Band C

From the rear garden double gates open to a right of way over the neighbours driveway.



GROUND FLOOR



1ST FLOOR

THE NOOK, EAST COWTON. DL7 0DQ.

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		7
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	40	40
(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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