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North Cowton, Northallerton, DL7 0HF

Offers in the region of £450,000

House - Semi-Detached
3 Bedroom/s
1 Bathroom/s

PEAR TREE COTTAGE

A lovely three bedroomed semi detached period cottage with large rear garden adjoining open countryside. The beautifully presented cottage benefits from double glazing and oil fired central heating with accommodation including an entrance porch and entrance hall with oak floor, spacious living room with exposed beams, log burning stove and French doors opening to the rear patio, dining room with exposed beams and open fire with a period style fire place. The kitchen/breakfast room with vaulted ceiling is fitted with a range of wall and base units including integrated oven, hob, fridge and freezer. To the first floor there are two large double bedrooms and a good sized bedroom three. The family bathroom is fitted with a modern white suite including shower cubicle. Externally to the front there is a large well stocked cottage garden. A shared driveway leads to the graveled hard standing providing off street parking and access to the garage and covered carport. There is also a garden store, log store and useful workshop with double doors, power and light. The rear garden has a private patio area, decked seating area, large lawn with mature borders, greenhouse, summerhouse, vegetable area and adjoins open countryside.





- Beautifully presented three bedroomed period cottage
- Gravel driveway, garage, carport, workshop and garden store
- Double glazed and oil fired central heating
- Three double bedrooms
- Village location
- Large rear garden adjoining countryside with greenhouse and summerhouse
- Period style features including internal doors, exposed beams, open fire and log burner
- Two reception rooms and kitchen with breakfast area
- Modern family bathroom

GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

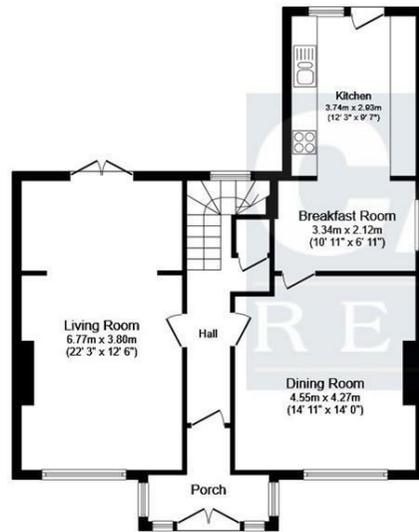
Local Authority: Richmondshire Band F

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.

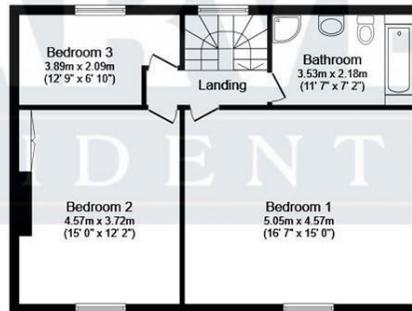
Property Size Information

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)



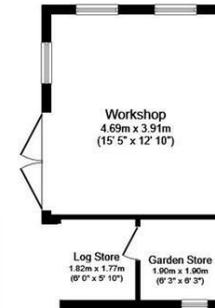
Ground Floor

Floor area 77.6 sq.m. (835 sq.ft.)



First Floor

Floor area 63.0 sq.m. (678 sq.ft.)



Outbuilding

Floor area 42.5 sq.m. (458 sq.ft.)

Total floor area: 183.0 sq.m. (1,970 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 from EPC
1442.00 sq ft

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MAB 6202



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