



Rook House

East Cowton, Northallerton, DL7 0BD

youngsRPS 

**Rook House
East Cowton
Northallerton
DL7 0BD**

Guide Price: £260,000

This family home is located in the popular village of East Cowton and has much to offer including Kitchen, Living Room, Study, 3 bedrooms and 2 Bathrooms. There is also potential for the ground floor level to be used as an annexe. Externally, the property has an integrated single garage, off street parking and a south facing rear garden.

- 3 Bedroom Family Home
- Potential for Single Story Living
- 2 Bathrooms
- South Facing Rear Garden
- Garage and Off Street Parking



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youngsRPS - Northallerton 01609 773004



The property is accessed via a part glazed timber front door into the entrance hall with stairs leading to the first floor. There is a Reception Room/Study with window to the front and a ground floor Bathroom with suite comprising inset bath, low flush WC and vanity basin with shelved cupboard below. A Kitchenette also leads from the entrance hall and offers a range of wall and floor units, stainless steel sink and drainer as well as space for appliances. Through the Kitchenette is a Utility Room with exit door to the integral garage. The ground floor lends itself well for those needing single storey living.

To the first floor, there is a Kitchen with a range of wall and floor units, a free standing AEG electric oven with extractor over, two stainless steel sinks with drainers, window to the rear and open aperture to the Dining Room with rear patio doors to the rear garden. A door leads to the Living Room with windows to three sides, a brick built fireplace with open fire, quarry tiled hearth and oak mantel over.

To the second floor there is a landing with window to the side and Velux above. There is a Bathroom to the rear with a white sunken bath and tiled surround, a vanity basin with range of cupboards below, WC, wall lights and airing cupboard housing the hot water cylinder. There are two Double Bedrooms, one with windows to two sides and a range of built in wardrobes.

Externally the property boasts a south facing rear garden,

enclosed by brick wall with a lawned area, flower borders, paved terrace, pond and timber shed. Steps lead down to a wrought iron gate onto a concrete driveway affording off street parking. To the front of the property there are mature flower borders and an integral single garage with up and over door.

LOCATION East Cowton is a popular village located approximately 9 miles from both the market town of Northallerton to the South & Darlington to the North, both of which have mainline train stations & are within easy access of the A1 & A19 trunk roads & plenty of shops & amenities. The village itself has a village inn, shop, primary school, church & regular bus service.

SERVICES Mains electricity, water and drainage are connected. Electric Storage Heating.

CHARGES Hambleton District Council Tax Band D.

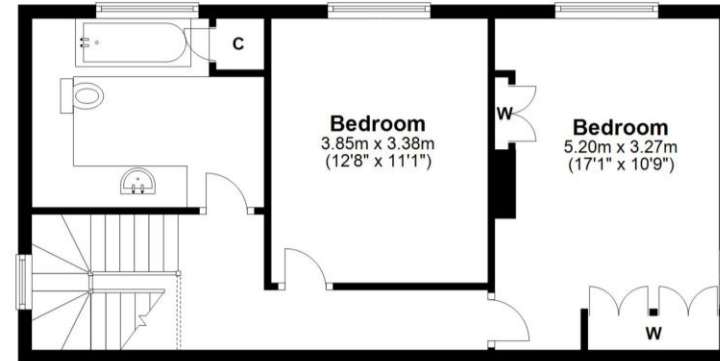
VIEWINGS Strictly by appointment with the Agents. Please call on 01609 773004.

AGENT'S NOTES Free Market Appraisal - We will be pleased to provide unbiased and professional advice, without obligation, on the marketing and current value of your present home.

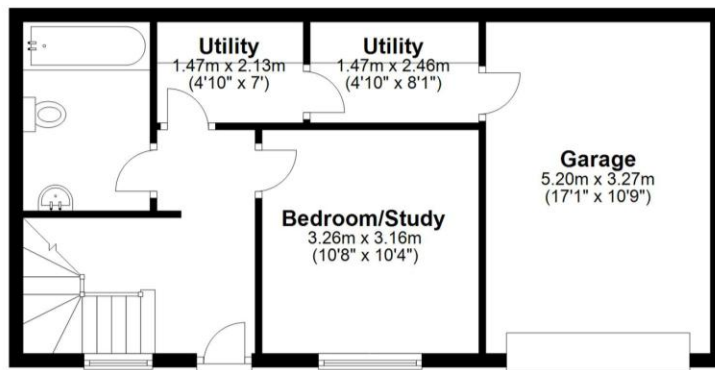
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | | |
| 39-54 | E | 39 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Rook House East Cowton

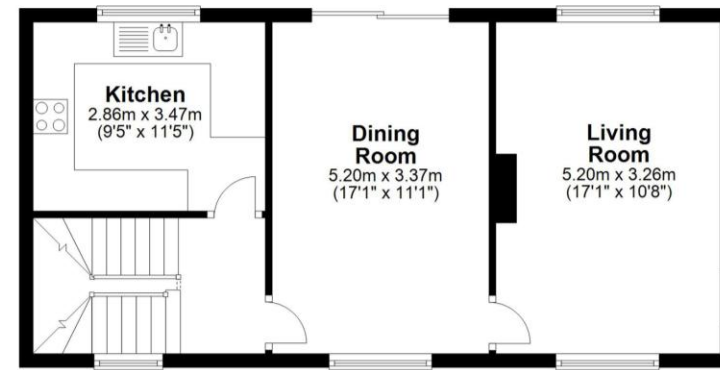
Total area: approx. 151.2 sq. metres (1627.5 sq. feet)



Second Floor



Ground Floor



First Floor

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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