



28 Wycliffe Road

East Cowton, Northallerton, DL7 0DZ

youngsRPS 

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East Cowton
Northallerton
DL7 0DZ**

GUIDE PRICE: £250,000

A well-proportioned semi-detached property situated within the popular village of East Cowton. The property over recent years has undergone a full schedule of modernisation with a new kitchen, bathroom, rewire and plumbing installed. There are 3 double bedrooms, one with ensuite, a large living space with separate dining room and a garden with stunning views over the countryside.

- Popular Village location
- Modern Interiors
- Kitchen with separate utility room
- Garage with electric door
- Stunning views

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Youngs - Northallerton 01609 773004





ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Accessed via a part glazed UPVC door into a carpeted hall. There is a useful storage cupboard which was previously the downstairs WC.

DINING ROOM

12' 6" x 13' 5" (3.81m x 4.09m) A spacious dining room which features a large glazed window to the front. There is a carpeted floor, stairs rising to the first floor with cupboard underneath and wooden part glazed double doors leading through to the living room.

LIVING ROOM

23' 1" x 11' 9" (7.04m x 3.58m) A room spanning the full depth of the house with glazing to both ends. There is an electric fireplace, carpeted floor and a UPVC glazed door leading to the rear garden.

KITCHEN

10' 5" x 9' 2" (3.18m x 2.79m) A modern kitchen featuring a range of white gloss wall and base units and a contrasting granite effect laminate work tops with inset 1 1/2 bowl stainless steel sink. There is an electric hob, double oven and a built in Beko

microwave as well as space for an under counter fridge and dishwasher. There is also a useful pantry cupboard and magnificent views from the kitchen window.

UTILITY ROOM

9' 5" x 8' 2" (2.87m x 2.49m) The wall and base units match the kitchen with a contemporary white gloss finish. There are laminate granite effect worktops with an integrated stainless steel sink, space for white goods and glazed doors leading to the rear garden. There is also an internal door to the garage.

WC

A white suite comprising a close coupled WC and a pedestal wash basin. There is a panelled glass splash back, window to the side and painted walls.

FIRST FLOOR

LANDING

A spacious carpeted landing with return staircase and large feature window. The landing gives access to the loft and all upstairs rooms.

BEDROOM 1

13' 5" x 12' 0" (4.09m x 3.66m) This spacious double bedroom has carpeted floors, a window to the front and ample room for a

double bed, bedroom furniture and wardrobes.

BEDROOM 2

10' 3" x 9' 7" (Min) (3.12m x 2.92m) The second bedroom is also a double room and has a carpeted floor and a window to the front. There is a recess which could house fitted wardrobes if desired and an en suite shower room.

ENSUITE

A fully tiled bathroom comprising a close coupled WC, wall hung wash basin with a vanity unit underneath and a shower enclosure with low profile tray and boiler fed shower.

BEDROOM 3

9' 4" x 12' 0" (2.84m x 3.66m) The third bedroom but still a generously proportioned double room. There is ample room for a double bed and furniture, carpeted flooring and a window with beautiful views over open countryside to the rear.

BATHROOM

12' 7" x 6' 4" (3.84m x 1.93m) A modern bathroom comprising a close coupled WC, pedestal wash basin, bathtub and separate shower with low profile tray. The bathroom is fully tiled with a vinyl floor and a large frosted glass window to the rear. There is also a useful linen cupboard.

OUTSIDE

Front: To the front there is a parking space for one vehicle in front of the garage door and a path leading to the front door of the property. There is an area which is laid mainly to lawn with mature shrub borders.

Rear: The garden has a patio area to make the most of the garden and views beyond. There is also a lawned area with shrub borders this is all enclosed within a fence boundary. Doors lead from both the utility room and the living room for convenient access to the garden and there is a pathway to the side of the property for external access.

GARAGE

A single garage with an electric roller door. There is a window to the side of the garage and an integral door leading to the utility room. The garage has power, lighting and water.

SERVICES & CHARGES

Mains electricity, water and drainage are connected. Oil-fired central heating boiler to radiators and also supplying hot water. Hambleton District Council Tax Band D.

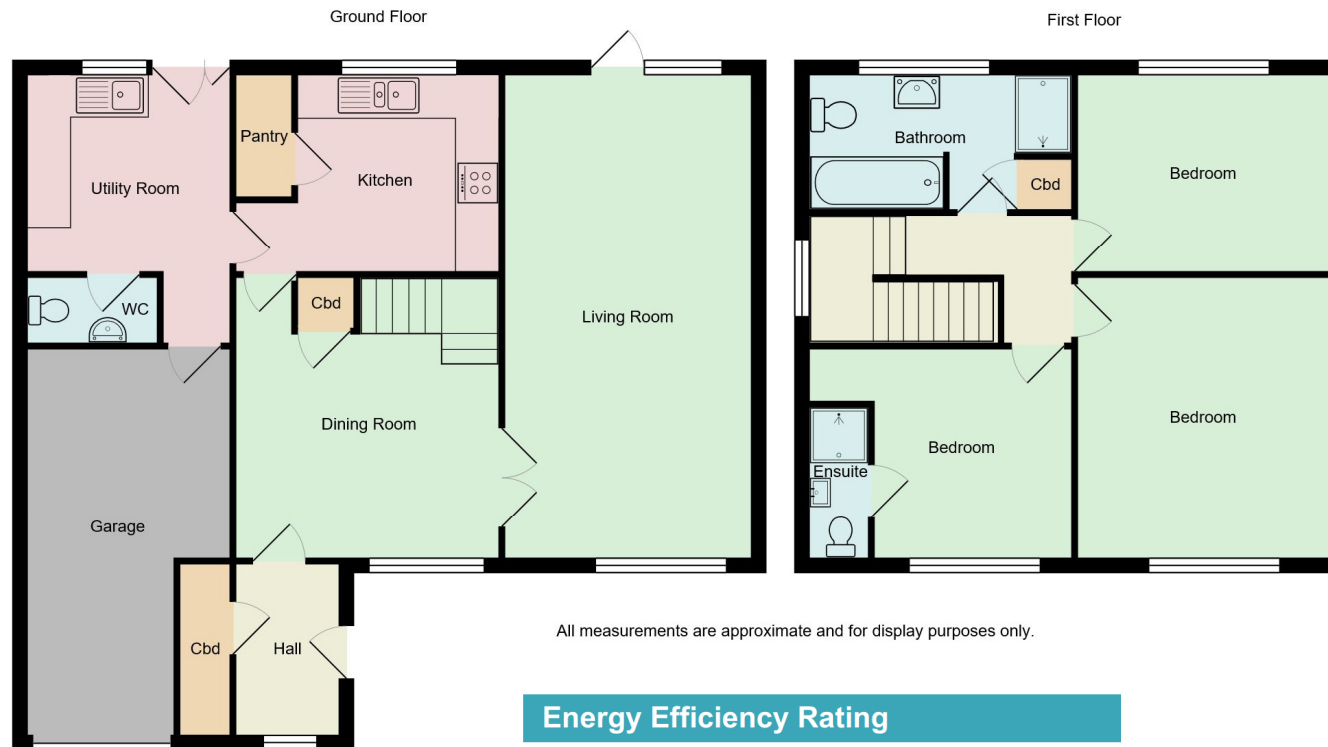
VIEWINGS

Viewings are strictly by appointment. Please contact the agent on 01609 773004.

AGENT'S NOTES

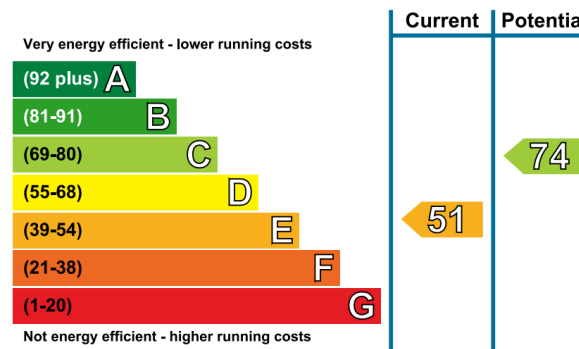
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All measurements are approximate and for display purposes only.

Energy Efficiency Rating



R201

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