

**15 BOYNTON ROAD**  
**EAST COWTON, NORTHALLERTON DL7 0EA**



**A VERY ATTRACTIVELY POSITIONED, WELL PRESENTED & LAID OUT, SPACIOUS 4-BEDROOMED DETACHED FAMILY RESIDENCE SITUATED IN A PREMIER VILLAGE LOCATED WITHIN EASY REACH OF LOCAL AMENITIES**

- Attractively Presented Throughout
- Well Laid Out & Spacious Family Accommodation
- Situated on Good Sized Plot
- Scope for some Updating & Modernisation Internally
- Quality Sought After North Yorkshire Village Location
- Within Walking Distance of Local Amenities

**New Price: Offers in the Region of £265,000**

# 15 BOYNTON ROAD, EAST COWTON, NORTHALLERTON DL7 0EA

## SITUATION

Northallerton	3 miles	Darlington	9 miles
Richmond	10 miles	Middlesbrough	24 miles
Durham	31 miles	York	51 miles
Leeds	57 miles		

(All distances are approximate)

The village of East Cowton is a very popular residential village conveniently situated in relation to the thriving and popular market towns of Northallerton, Darlington and Yarm. It is also well placed for commuting to Teesside and within reasonable travelling distance of Tyneside.

The property stands in a much sought after position within this highly desirable North Yorkshire village which is situated in a most attractive and sought after rural area of North Yorkshire. The property enjoys superb views out over surrounding countryside.

The village of East Cowton enjoys the benefit of a locally renowned Primary School, Village Shop, Post office and Public House.

The area is within some of the most attractive countryside in the area and is also within convenient commuting distance of a number of local, national and international centres of commerce.

The area enjoys excellent transport links with the A.19 and A.1 trunk roads both within convenient distance.

The local towns of Northallerton and Darlington enjoy main line train stations on the East Coast main line route which links London to Edinburgh and provides a journey time to London of some 2 ½ hours. Additionally via the Transpennine service that calls at these stations there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

The property is attractively situated on a good sized plot in the centre of the Village in one of the most sought after and highly desirable residential areas of the village and enjoying a particularly good sized plot with attractive open views.

The local market towns offer a full and comprehensive range of Educational, Recreational and Medical facilities together with weekly markets and varied shopping.

## AMENITIES

**Racing** – Catterick, Thirsk, Ripon, York, Beverley, Doncaster and Redcar.

**Golf** – Thirsk, Northallerton, Darlington, Bedale, Catterick, York and Harrogate.

**Schools** – The area is well served by good State and Independent Schools. Comprehensive Schools in Northallerton and Darlington. Private Schools at Darlington, Barnard Castle, Ampleforth and Hurworth.

**Communications** – Main Line Railway Stations at Darlington and Northallerton bringing London within 2 ½ hours commuting time. Additionally via the Transpennine Route that calls at these Stations there is direct access to Newcastle, Middlesbrough, York, Leeds, Manchester, Liverpool and Manchester Airport.

International Airports can be found at Durham Tees Valley, Leeds/Bradford, Newcastle and Manchester.

## DESCRIPTION

The property comprises a substantial brick built and clay tile roof 4-bedroomed substantial family house situated on a large plot in a much sought after highly desirable North Yorkshire village situated midway between Northallerton, Darlington, Richmond and Yarm. The property enjoys the benefit of UPVC sealed unit double-glazing and oil-fired central heating. The property has been well maintained by the present owner and is attractively presented but does have scope for internal updating and modernisation.

The property comes with the benefit of an attached double garage together with quality built double glazed sun lounge to front. Externally the front garden is block paved and offering substantial low maintenance hardstanding together with access to the double garage and additionally attractive areas for seating out to the front. The block paving is chip edged and leads down to the side of the property which is stone flagged and opens out onto the rear garden. The rear garden is of a particularly good size and enjoys a high degree of privacy. It has a large natural stone flagged patio opening out onto main rear area of garden which is lawned with a continuation of the natural stone flags forming an attractive walkway around to the rear of the garden where there is a quiet seating area. To the rear of the rear garden are low level ornamental walls with inset substantial shrubberies and there are also shrubberies running down either side. The boundaries to the rear garden are close boarded fencing and there is a useful storage area to the rear of the garage and utility room.

## ACCOMMODATION

In over block paving and up steps through UPVC sealed unit double glazed sliding front doors with leaded reliefs into:

### Entrance / Sun Lounge 2.72m x 2.74m (8'11" x 9')

With natural laid wood floor. Coved corniced ceiling. Two wall light points. Radiator. Glazing to two sides. Internal opaque glazed door with opaque glazed lights to side leading into:

### Entrance Hall 2.84m x 1.83m (9'4" x 6') Max

With stairs to first floor. Ceiling light point. Double Radiator.

### Downstairs Cloaks 1.83m x 1.65m (6' x 5'5")

Quality fitted suite comprising concealed cistern duoflush WC, unit inset wash basin with cupboard storage beneath and to side and good-sized vanity shelf. Mirror splashback. Ceiling light point. Double radiator. Cloaks hanging. Opaque glazed door.

### Sitting Room 5.61m x 3.84m (18'5" x 12'7")

Feature fireplace comprising natural stone plinth for raised hearth which is slate topped with matching slate topped display shelf to side. Inset brass and black iron surround and hood with inset living flame gas fire. Double glazed sliding patio doors out to rear patio and garden. Coved corniced ceiling. Twin ceiling light points. 2 double radiators. TV point. Glazed to two sides and provides a high degree of natural light and very attractive views onto the patio and garden. Multi paned hardwood door to side which gives access to:

### Dining Room 4.03m x 2.97m (13'3" x 9'9")

Coved corniced ceiling. Ceiling light point. Double Radiator. Good views out to rear. Door to understairs store cupboard (2'10" x 4'10") with shelving to side.

### **Breakfast Kitchen**

**4.27m x 3.07m (14' x 10'1")**

Attractive fitted white kitchen comprising extensive range of base and wall cupboards, work surfaces with inset 1 ½ bowl single drainer, coated sink unit with mixer tap over. Built in Hygena Classic oven together with space beneath for microwave. Unit inset Credaplan four ring solar glow electric glass hob together with unit set SMEG deep fat fryer. Space and plumbing for auto wash. Space and plumbing for dishwasher. Built in fridge with unit matched door to front. Attractive tiled splashbacks with inset display tiles. Oversized SMEG extractor hood over hob with inset extractor and light. Built in useful breakfast bar. Unit matched glass fronted and shelved display cabinet. Ceiling light point. Double radiator. UPVC sealed unit double glazed opaque glazed door to side leading to side entrance.

Stairs to First floor having a polished and stained balustrade leading up to:

### **First Floor Landing – L Shaped**

**2.87m x 2.64m (9'5" x 8'8")**

Ceiling light point. Attic access. With useful built in deep airing cupboard with lagged cylinder and immersion heater and having extensive shelved storage.

### **Bedroom No. 1**

**4.55m x 3.10m (14'11" x 10'2")**

Ceiling light point. Radiator. Telephone point. Views out to front. Door to:

### **En Suite**

**1.77m x 1.83m (5'10" x 6')**

Fully tiled shower cubicle with mains mixer shower. Matching pedestal wash basin and slimline cistern WC. Half tiled walls to remainder of room. Mirror fronted bathroom cabinet. Shaver socket. Ceiling light point. Single radiator.

### **Bedroom No. 4**

**2.05m x 2.74m (6'9" x 9')**

Double radiator. Ceiling light point. Views onto rear garden.

### **Bedroom No. 2**

**3.71m x 2.94m (12'2" x 9'8")**

Double radiator. Ceiling light point. Views onto front.

### **Bedroom No 3**

**3.60m x 2.94m (11'10" x 9'8")**

Ceiling light point. Double radiator. Good view onto rear garden.

### **Family Bathroom**

**1.75m x 1.90m (5'9" x 6'3")**

Suite comprising panelled cast bath and matching pedestal wash basin. Tiled half walls. Mirror fronted bathroom cabinet with shaver socket to side. Ceiling light point. Single radiator.

### **Separate WC**

**1.75m x 0.86m (5'9" x 2'10")**

WC. Ceiling light point.

## **OUTSIDE**

### **Double Garage**

**5.16m x 5.51m (16'11" x 18'1")**

With electrically operated roller shutter to front. Concrete floor. Light and power. It also houses the Worcester oil fired central heating boiler. Pedestrian door to rear leads to:

### **Rear Entrance / Freezer Room**

**2.51m x 1.45m (8'3" x 4'9")**

Ceiling light point. Power. Double glazed window to rear. UPVC sealed unit opaque glazed door leading out to rear garden.

## **GARDENS**

The front garden is block paved and offering substantial hardstanding and low maintenance and access to the double garage. The block paving is chip edged and leads down to the side of the property which is stone flagged and opens out onto the rear garden. The rear garden is of a particularly good size and enjoys a high degree of privacy and has a large natural stone flagged patio opening out then onto main rear area of garden which is lawned with a continuation of the natural stone flags forming an attractive walkway around to the rear of the garden where there is a seating area. Also to the rear of the garden are low level ornamental walls with inset substantial shrubberies, there are also shrubberies to either side. The rear garden has close-boarded fencing.

## **GENERAL REMARKS & STIPULATIONS**

### **VIEWING**

By appointment through Northallerton Estate Agency – Tel: (01609) 7711959.

### **TENURE**

Freehold with Vacant Possession upon Completion.

### **SERVICES**

Mains Water, Electricity and Drainage. Oil central heating.

### **LOCAL AUTHORITY**

Hambleton District Council, Civic Centre, Stone Cross, Northallerton, North Yorkshire. Tel: (01609) 779977.

### **COUNCIL TAX BAND**

We are verbally informed by Hambleton District Council that the Council Tax Band is E and that the current charge is £1739.10.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	63
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	57
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**COMMITMENT**

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major important to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.