

38 WYCLIFFE ROAD
EAST COWTON, NORTHALLERTON, NORTH YORKSHIRE
DL7 0DZ



A Particularly Attractively Positioned, Nicely Presented, Well Laid Out & Spacious 3-Bedroomed Traditional Semi Detached Family House Situated in Premier Village

- Panoramic Views over Surrounding Countryside
- Attractively Presented Accommodation
- Situated on Good Sized Plot
- South Facing Gardens with Stunning Views to Rear
- Scope for Extension
- Quality Sought After Village Location

Offers in the Region of: £215,000

38 Wycliffe Road, East Cowton, Northallerton DL7 0DZ

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 pleasant position with panoramic views out to the rear and is attractively situated on a nice sized plot in the centre of the village in one of the sought after residential areas and enjoys a good aspect to rear with attractive open views.

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. There is a Primary School in the Village.

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

38 Wycliffe Road comprises a substantial brick built with clay pantile roof 3-bedroomed semi-detached traditional family house standing in a very quiet location on a small cul de sac in this highly sought after North Yorkshire village. The property enjoys the benefit of having south facing gardens with panoramic views out over very attractive countryside which forms a particular feature and backdrop to the property.

Externally the property is approached over a concrete driveway offering hardstanding for vehicle and giving access to the integral garage. The front garden is arranged behind borders running to three sides with a central lawned area. There is a continuation of the driveway forming a path down to the front door and across the front of the property. To the side of the property there is a continuation of the path with shrubberies to side. A wrought iron gates gives access to the rear opening out onto the rear garden where there is an area of patio proceeding through onto lawned garden with attractive mature shrub borders, low level post and panel fencing with the excellent views to the rear which form a particularly attractive backdrop to the property.

Internally the property has UPVC sealed unit double glazing and oil fired central heating. It has well laid out and spacious accommodation which enjoys scope for updating, extension etc. subject to Purchasers requirements. All white goods will be included in the sale.

The offering of 38 Wycliffe Avenue represents an all too rare opportunity for the discerning purchaser to acquire a substantial 3-bedroomed family house with scope for extension that enjoys a quiet position in a highly sought after well serviced village.

Early inspection recommended to fully appreciate the property, its position and potential.

ACCOMMODATION

In up step and through UPVC sealed unit double glazed door with upper leaded and coloured opaque glazed lights into:

Entrance Hall
2.30m x 1.18m (7'7" x 3'11")

Opaque glazed double glazed window to front providing high degree of natural light. Ceiling light point. Radiator. Telephone point. Door to:

Cloaks Cupboard
2.20m x 0.76m (7'3" x 2'6")

Formerly downstairs WC. Ceiling light point.

Door to Entrance Hall gives access to:

Lounge/ Dining Room
Dining Area
3.96m x 3.12m (13' x 10'3")

Ceiling light point. Double radiator. Fitted stained and polished picture and dado rails. Stairs to First Floor. Door to Kitchen.

Sitting Room
7.32m x 3.62m (24' x 11'11")

Double radiator. Skirting board radiator. Two ceiling light points. TV point. Fitted stained and polished picture rails and dado rail. Fitted

solid wood wall length display and storage shelving with deep mantle shelf over. UPVC sealed unit double glazed french door out to rear patio and garden.

Door from Dining Room gives access via inner corridor to Kitchen & Office. Understairs store cupboard.

Kitchen

3.78m x 2.79m (12'5" x 9'2")

With attractive range of white base and wall cupboards with brushed steel door furniture. Granite effect work surfaces. Inset single drainer, single bowl stainless steel sink unit with mixer tap. Belling electric cooker. Under unit for fridge and freezer. Tiled splashbacks. Xpelair extractor. Ceiling light point. Built in unit matched breakfast bar with radiator beneath. Feature window looking out onto rear garden and across to open countryside.

Door from Inner Hall gives access to:

Office / Sung

3.25m x 2.33m (10'8" x 7'8")

Ceiling light point. Radiator. Telephone point. French door out to rear patio and gardens. Myson oil fired central heating boiler. Door to Integral Garage.

Stairs to First Floor with exposed and polished spindles and balustrade leading up past half landing with picture window to side onto:

Main Landing

2.91m x 1.88m (9'7" x 6'2")

Ceiling light point. Full height picture window. Attic access. Good sized airing cupboard housing lagged cylinder and immersion heater with shelved storage over, twin door to front.

Bedroom No. 1

3.62m x 4.06m (11'11" x 13'4")

Radiator. Ceiling light point. Fitted wardrobes.

Bedroom No. 2

3.86m x 3.07m (12'8" x 10'1")

Ceiling light point. Overbed light pull. Radiator. Built in wardrobe.

Bedroom No. 3

2.84m x 4.08m (9'4" x 13'5") max into recess

Overbed light pull. Ceiling light point. Radiator. Tremendous views out to the rear.

Bathroom / Shower Room

1.83m x 3.40m (6' x 11'2") max

Into fully tiled shower cubicle with Mira Event XS electric shower. Folding shower door to front. Coloured suite with pine panelled bath with shower attachment over. Pedestal wash basin with easy turn taps. WC. Half tiled walls to two walls. Ceiling light point. Radiator.

Integral Garage

5.69m x 3.10m (18'8" x 10'2")

Light and power. Fitted shelving. Window. Up and over door to front. Pedestrian door to rear. Concrete floor.

GARDENS

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a particularly attractive backdrop to the property.

GENERAL REMARKS & STIPULATIONS

VIEWING

Through Northallerton Estate Agency – tel. no. 01609 – 771959.

SERVICES

Mains water, electricity, drainage. Oil central heating.

TENURE

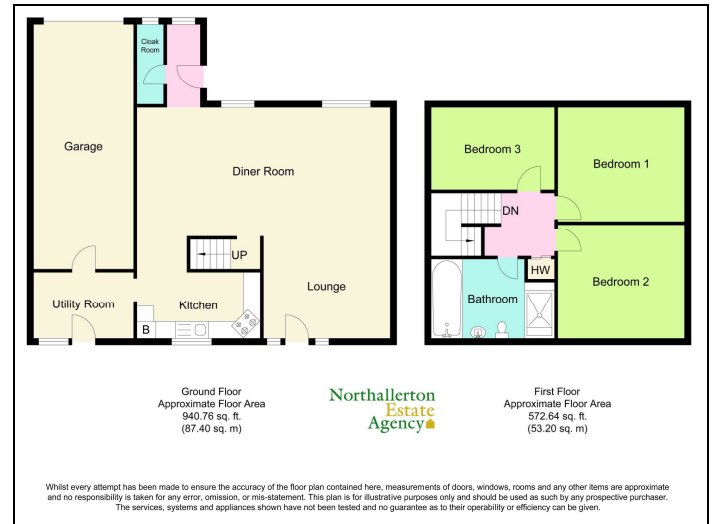
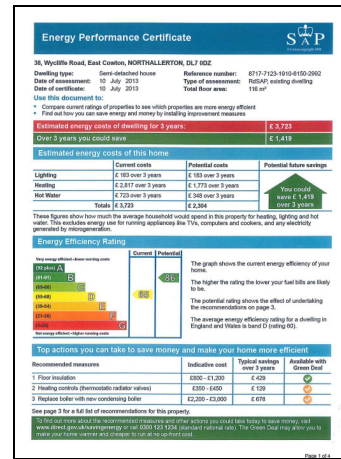
Freehold with Vacant Possession upon Completion.

LOCAL COUNCIL

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

COUNCIL TAX

We are verbally informed by Hambleton District Council that the Council Tax Band is Band **D**. The current annual charge is **£1479.93**.





COMMITMENT

Northhallerton 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 importance 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.

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