



**CARVERS**  
SALES & LETTINGS

Blacksmith Court  
North Cowton, Northallerton, DL7 0EL  
Asking price £299,950

House - Detached



A well presented four bedroomed property providing ideal family accommodation in a cul de sac location within the popular village of North Cowton. The property benefits from electric heating and Upvc double glazing. The accommodation includes a reception hall, cloaks room / wc, spacious living room, dining room with French doors leading to the rear garden, fitted kitchen with integrated oven, hob, fridge and access to the garage and utility area. To the first floor there is a master bedroom with en suite shower room / wc, three further bedrooms and a family bathroom / wc. Externally there is a driveway providing off street parking and access to the garage. A side gate leads to the good sized rear garden. The village of North Cowton offers a reputable primary school and popular public house, The Herdsman. The village is within easy reach of the nearby market towns of Northallerton and Darlington which both provide excellent shopping facilities together with excellent transport links via A1m, A66 and main line railway stations ( Northallerton to London 2h 20m York 18m and Leeds 40m) The market town of Richmond is also within easy reach together the further surrounding countryside and North York Moors National Park.



- A four bedroomed family property located in a cul de sac location
- Fitted kitchen with integrated appliances
- Electric heating and Upvc double glazing
- Large garage with utility area and pedestrian doors to the kitchen and rear garden
- Popular village location
- Spacious living room and separate dining room with French doors to the rear garden
- Master bedroom with en suite shower room / wc
- Driveway providing off street parking
- Good sized rear garden
- No onward chain. Vacant possession

#### GENERAL INFORMATION

Tenure: Freehold

Services: Electric heating, mains electric, water and drainage

Double glazing

Local Authority: North Yorkshire Band E

The loft is boarded with access via a ladder.

The property is linked via the garage.

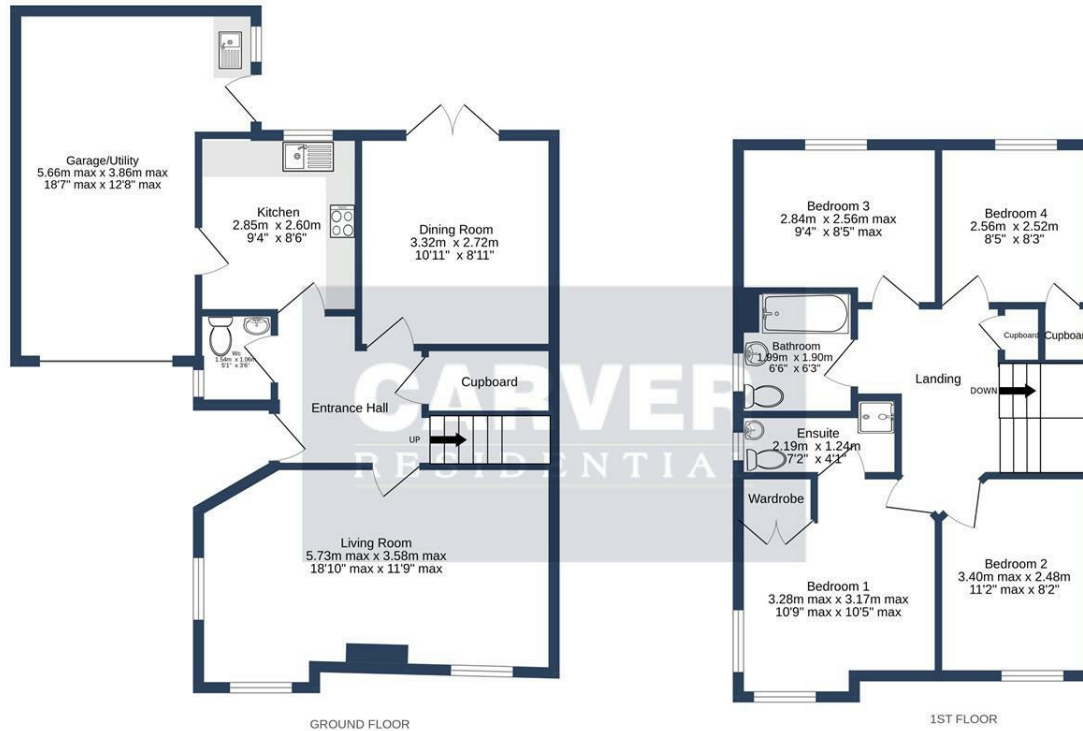
#### Buyers Identification Check(s)

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)





BLACKSMITH COURT, NORTH COWTON. DL7 0EL.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Property size taken from EPC 1001.00 sq ft

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 There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
 The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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