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Railway Cottage

Birkby, Northallerton, DL7 0EE

**Offers in the region of £180,000**

**NICK & GORDON**  
**CARVER**  
RESIDENTIAL

**A two bed roomed semi detached cottage situated in a rural location and benefitting from large gardens, parking and garage.**

**\*\*Semi detached \*\* Rural location \*\* large gardens and garage \*\***

An excellent opportunity to purchase a two bedroomed semi-detached cottage with large gardens, parking and garage. Situated within a rural location and benefitting from electric heating and mostly double glazed windows.

The accommodation includes an entrance porch, spacious living room with fire, kitchen / dining room with fitted wall and base units and integrated oven, hob, fridge and freezer. Double doors open to the garden. There is also a rear entrance hall and family bathroom. To the first floor there are two bedrooms both with built in wardrobes. Externally there are large gardens off street parking and a garage. The property is situated in a rural location and is within easy reach of East Cowton and A167.





- Two bedroomed semi detached cottage
- Rural location
- Economy 7 electric heating
- Vacant possession
- Large gardens
- Mostly double glazed
- Off street parking and garage
- No onward chain

#### GENERAL INFORMATION

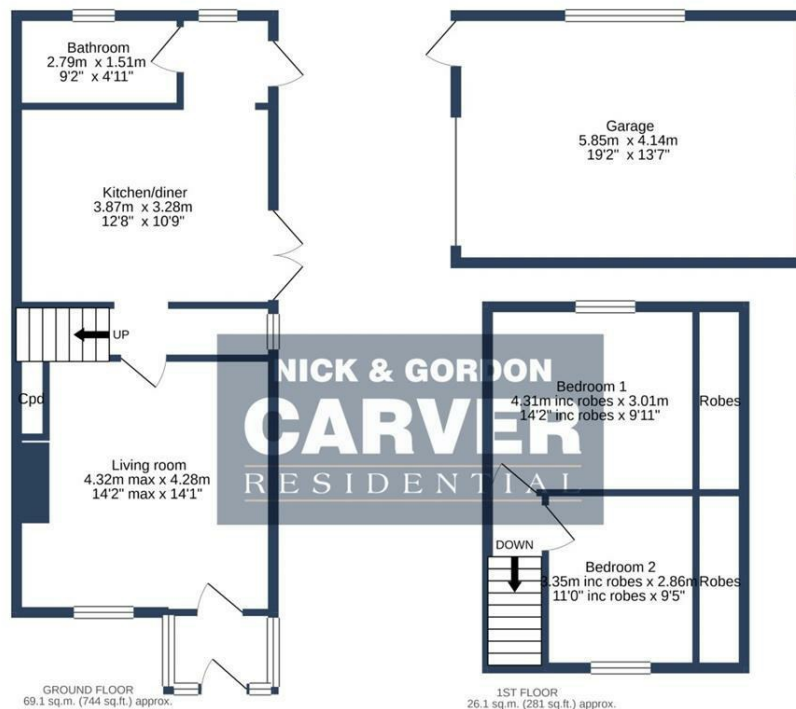
Tenure: Freehold

Services: Economy 7 electric heating, mains electric, water and drainage to septic tank.

Mostly sealed unit double glazing.

Local Authority: Hambleton Band A

Agent note - The property is situated adjacent to the main railway line.



RAILWAY COTTAGE, BIRKBY. DL7 0EE.

TOTAL FLOOR AREA: 95.2 sq.m. (1025 sq.ft.) approx.

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) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		36	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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