



3 BIRKBY TERRACE, EAST COWTON,  
NORTHALLERTON, DL7 0DU  
PCM £750 PCM



Northallerton  
Estate Agency

# Birkby Terrace

Northallerton, DL7 0DU

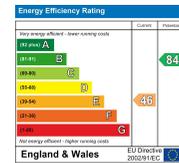
**TO LET - A 2 bedrooomed property located in East Cowton. Comprising of kitchen with attached room either as dining room or 2nd reception. A wooden beamed ceiling lounge with open fire. A rear low maintenance garden with lovely views.**

- 2 Bedrooms
- 2 Receptions or diner
- 1 Bathroom
- Open Fire
- Oil Heating
- Beautiful views
- Rear garden
- Council Tax Band C
- Village Setting





Call us to arrange a viewing on **01609 771959**



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- 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.

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