



ROSEDENE, EAST COWTON,
NORTHALLERTON
OFFERS IN THE REGION OF £250,000



Northallerton
Estate Agency



East Cowton

Northallerton, DL7 0BD

A brick and cobble mid terraced 2 bed roomed traditional village cottage residence which is rendered externally and enjoys multi paned windows.

Property has a clay pan tile roof, and sits nicely set back from the road that runs through East Cowton and enjoys externally to the front an access shared driveway, providing off road parking and garage. Property is nicely positioned with nice grounds and gardens.

- 2 Bedroom
- Spacious Rear Garden
- Character Beamed Ceilings
- Council Tax Band C
- Village Location
- Solid Fuel Heating



OUTSIDE / GARDENS

Concrete hardstanding which is shared access with neighbour, fenced into a detached concrete section garage with twin doors to the front and a pedestrian door to rear and partially glazed to the side. Off the driveway there are steps down to gated access onto the main through fair and gardens which were former vegetable and fruit gardens, with numerous raised beds and a green house together with an area of shrubbery with walk ways around, post and plank to one side and low level ornamental wall. External shed which is in 2 halves, block built with corrugated roof. At the front there is a flagged patio with nice views onto the garden. Steps up through UPVC double glazed front door into:

ENTRANCE HALL

Radiator and cloaks hanging, access through to kitchen and sitting room. Useful built in shelf store cupboard, internal door with etched glassed panel into sitting room.

SITTING ROOM

Beamed ceiling, chimney breast with brick surround, slate hearth and hardwood mantel shelf with inset open grate. Useful chimney breast alcove, suitable for storage shelving etc. Room enjoys 2 wall light points, double radiator and is recessed nicely and stairs for potential area.

LIVING ROOM

Comprises of chimney breast and hard wood mantel shelf, quarry tiled hearth, multi burning stove which also serves hot water and heating, Beamed ceiling, double glazed upper clear glass panel door out to rear. Internal door through to:

UTILITY ROOM / DOWNSTAIRS WC

Utility room with fitted base and wall cupboards, work surfaces with inset single drainer stainless steel bowl, Space and plumbing for auto wash and appliances. Tiled splash back and ceiling light point. Door through into downstairs WC, has slimline WC, wall mounted light and opaque window offering natural light.

GARDEN ROOM

Glazed to three sides with a solid ceiling and on a brick base. Upper glazed door out to the rear garden.

KITCHEN

Tiled flooring with a range of light oak base and wall cupboards, granite effect work surfaces,

inset 1 1/2 bowl integrated sink unit. Unit inset 4 ring electric hob with brushed steel and glass Bosch oven beneath. Fitted fridge and freezer with unit matched doors to front. Beamed ceiling, 2 ceiling light points, tiled splashbacks and radiator. Rear door giving access into the garden room:-

STAIRS AND LANDING

Fitted pine balustrade leading up to first floor landing which has fitted book shelving and useful wardrobe with cloaks hanging rail and cupboard storage above. With internal hallway with seating area giving access to bedroom two:-

BEDROOM 1

Enjoys built in wardrobe with cloaks hanging rail and drawer storage. Chimney breast alcove bedside recess shelving, ceiling light point, radiator. Double over stairs wardrobe with cloak hanging rail and storage above. Useful over bed storage cupboard, fitted dressing table and additional cupboard storage.

BEDROOM 2

Ceiling light point and radiator with views onto the rear garden, Door into the bath and shower room:-

BATHROOM

White suite comprising shower cubicle with internal shower panelled walls and Tritan Enrich electric shower. Pedestal, wash basin and duo flush WC. Panelled bath and built in airing cupboard housing cylinder and emersion with shelf storage over. Radiator and half tiled to two walls, two windows and two ceiling light points.

VIEWING - BY APPOINTMENT THROUGH THE AGENCY - Tel. No. 01609 771959

TENURE - FREEHOLD

SERVICES - MAINS WATER, ELECTRIC & DRAINAGE

NYCC TAX BAND - C

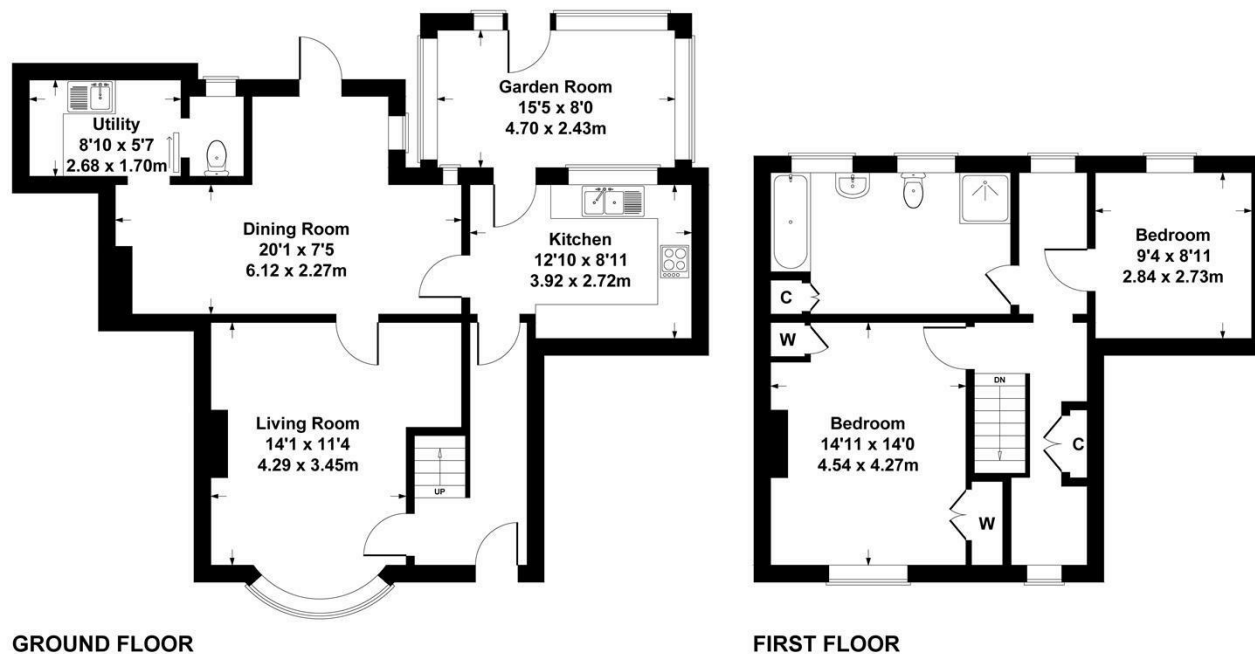
EPC - D



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

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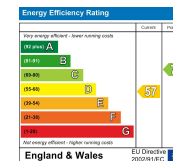
Approximate gross internal area
House - 120 sq m - 1292 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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143 High Street, Northallerton, North Yorkshire, DL7 8PE

T: 01609 771959

E: sales@northallertonestateagency.co.uk

www.northallertonestateagency.co.uk



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