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Arncliffe, Main Road  
North Cowton, Northallerton, DL7 0EZ

**Offers in the region of £425,000**

House - Semi-Detached  
4 Bedroom/s  
3 Bathroom/s

A superb four bedroomed semi detached family home which has been extended to provide beautifully presented living accommodation benefitting from a high specification finish. The property benefits from Upvc double glazing and air source central heating with the ground floor having underfloor heating. The accommodation includes an entrance hall, living room with bay window and log burning stove, impressive open plan kitchen / dining room / family room. The kitchen is fitted and includes integrated oven, hob, dishwasher, fridge and granite work tops and the family room has a log burning stove and French doors to the rear garden. There is a conservatory with French doors to the side patio area. There is a rear entrance, utility room and wet room fitted with a shower and wc. To the first floor there is a master bedroom with en suite shower room / wc, three further double bedrooms and a family bathroom with shower above the shaped bath. Externally there is a front garden, remote gate open to a gravel driveway providing off street parking and access to the double garage with remote door, power, light and water. There is a lawn rear garden with patio area.

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.





- Extended four bedroomed semi detached family home
- Beautifully presented living accommodation and high specification fixtures and fittings
- Lovely open plan kitchen / dining / family room with separate utility room and wet room
- Stylish fitted kitchen with integrated appliances and granite work tops
- Conservatory with far reaching views
- Master bedroom with en suite shower room
- Three further double bedrooms and family bathroom
- Under floor heating to the ground floor. Upvc double glazed
- Front and rear gardens, gravel driveway accessed via remote gates and double garage
- Popular village location

**GENERAL INFORMATION**

Tenure: Freehold

Services: Air source heating, mains electric, water and drainage.

Double glazing

Local Authority: Richmondshire Band C. Improvement Indicator.



ARNCLIFFE, MAIN ROAD, NORTH COWTON. DL7 0EZ.

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>		<b>77</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(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	

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