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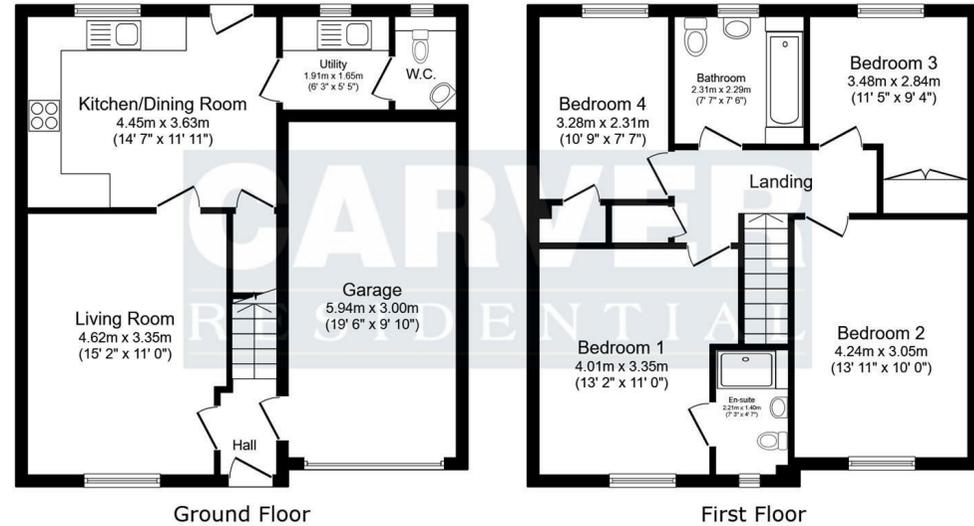
The Florence Magna Rise  
East Cowton, DL7 0DX  
**Price £125,000**

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

Shared Ownership at £125,000 for a 50% share. Rent payable on the remaining 50% share would be £286.46 monthly.

A brand new four bedroomed semi detached family home situated on a small development within the popular village of East Cowton and available via a shared ownership scheme by Karbon Living. The Florence provides modern living accommodation including an entrance hall, spacious living room, open plan kitchen/dining room fitted with a modern kitchen with access to the rear garden and useful utility room and cloakroom/wc. To the first floor there is a master bedroom with an ensuite shower room, three further bedrooms and a family bathroom. Externally there is a driveway providing off street parking and access to the integral garage. There is also an attractive rear garden.

The village is within easy reach of A167, Northallerton, Darlington, Yarm and Richmond. Facilities in the village include a Primary School, All Saints Church, Public House and Village Shop.



**GENERAL INFORMATION**

Tenure: Leasehold. Lease term 990 years. Service charges to be confirmed

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

Double glazing

Local Authority: North Yorkshire Band to be confirmed

Reservation fee of £300 which will be deducted at the point deposit is paid to your solicitor.

**Buyers Identification Check(s)**

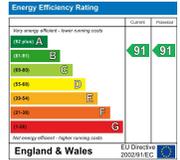
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify 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)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

- Brand new four bedroomed semi detached family home
- Spacious living room
- Master bedroom with ensuite shower room
- Off street parking and integral garage
- Popular village location
- Shared Ownership from 10% to 75% available
- Open plan kitchen/dining room with useful utility room and wc
- Air source central heating and Upvc double glazing
- Rear garden



Property Size from EPC:  
1323.00 sq ft

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Your home may be repossessed if you do not keep up repayments on your mortgage. There will 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

MAB 6202



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14 Duke Street, Darlington  
Co Durham, DL3 7AA  
01325 357807  
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe  
Co Durham DL5 4NB  
01325 320676  
aycliffe@carvergroup.co.uk

41 Market Place, Richmond  
North Yorkshire, DL10 4QL  
01748 825317  
richmond@carvergroup.co.uk

219 High Street, Northallerton  
North Yorkshire DL7 8LW  
01609 777710  
northallerton@carvergroup.co.uk