



CARVERS
SALES & LETTINGS

The Curtain
Eppleby, Richmond, DL11 7AX
Price £310,000

- Cottage
-  3
 -  2
 -  2

This wonderful village cottage is sure to attract attention to even the most discerning buyer. Situated in the popular village of Eppleby with its village shop and tea-room conveniently located just a stroll from our property, award-winning pub, school, village hall, playground, bus services, and many country walks. The property is finished to a great standard and its deceptively spacious in its dimensions. Internal accommodation consists of a spacious living room with period beams and solid timber staircase as well as a cosy log burner, dining room and kitchen with a ground floor WC and utility room completing the ground floor. The first floor holds three good sized bedrooms, en-suite shower room and house bathroom. Oil central heating and double glazing is present throughout, as expected. Finished impeccably and modernised throughout the property must be seen to be appreciated. EPC rating E, North Yorkshire Council tax band D.



- End Terrace Period Cottage
- Two Reception Rooms
- Very Well Finished
- Popular Village Location
- Three Bedrooms
- Ground Floor WC and Utility
- Private Rear Garden

Buyer Identification Checks

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.

General Information

Tenure: Freehold

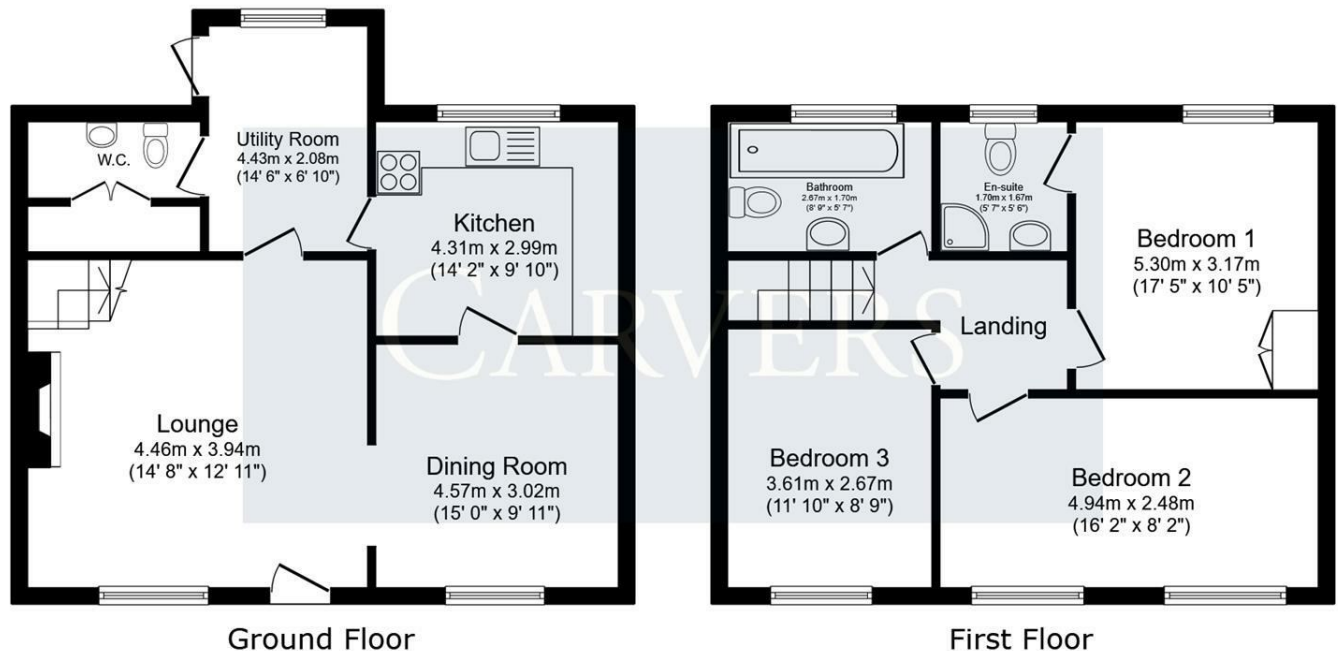
Services: Oil central heating, mains electric, water and drainage.

Local Authority: North Yorkshire County Council (Tax Banding D)

Property Size Reference

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)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC 1216.00 sq ft

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

Searching 1,000s of mortgages
 Access to 12,000+ products from 90+ lenders across the UK.
 Call: 01325 370341 Visit: Any of our offices
 Web: mortgageadvicebureau.com/carvers

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

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.