

CARVERS

SALES & LETTINGS

Marygate

Barton, DL10 6LD

Offers in the region of £270,000

House - Semi-Detached

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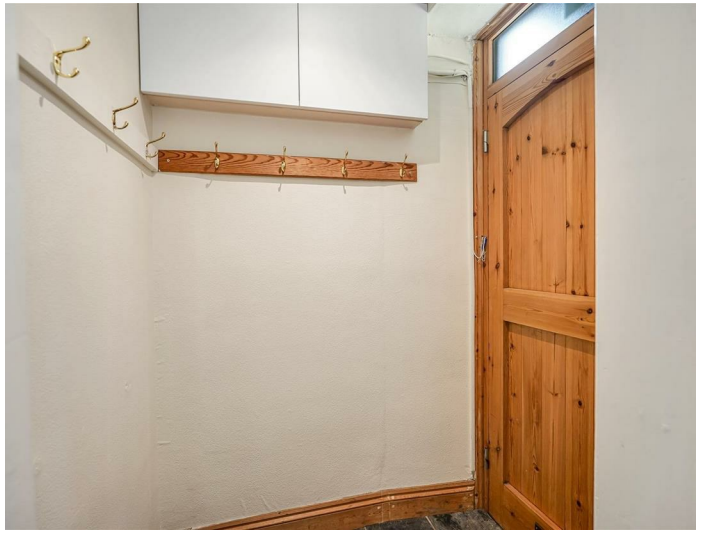
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This charming period cottage in the village of Barton, between Richmond and Darlington, comes to market CHAIN FREE, sure to attract a wide range of interest. Located on Marygate in the central, older part of the village this property has a huge number of wonderful features ready to explore. Internal accommodation consists of an entrance hallway, living room with traditional open fire, second reception room, central hallway with access to a ground floor WC and utility room, dining room with doors to rear patio and finally a well sized kitchen breakfast room. The first floor holds three good sized bedrooms and a family bathroom with storage cupboards in bedrooms one and three. Externally the property offers a walled front courtyard garden whilst the rear garden has a patio area with an expansive lawn leading to a detached home office/snug building with its own raised decking, sliding doors, power and lighting, ideal for a home office or business. On street parking on a quiet road is also present. EPC rating D, North Yorkshire Council tax band D.









- CHAIN FREE
- Village Location
- Flexible Living Space
- Huge Garden
- Period Cottage
- Good Condition
- Three Bedrooms
- Detached Home Office/Snug Building



General Information

Tenure: Freehold
Services: Gas central heating, mains electric, water and drainage.
Double glazing
Local Authority: North Yorkshire Council (Tax Banding D)

Buyer Identification Check

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 Reference

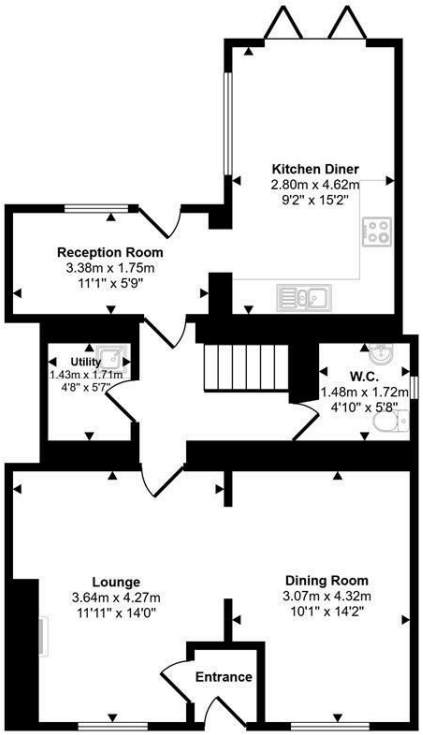
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)



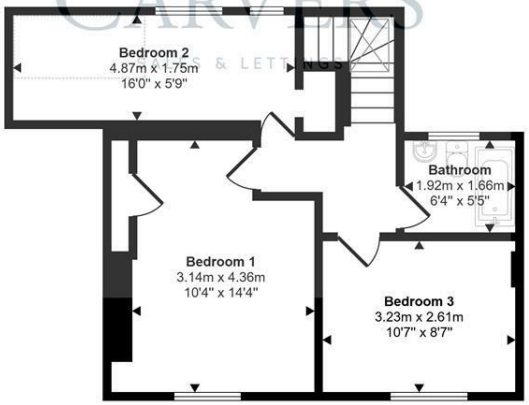




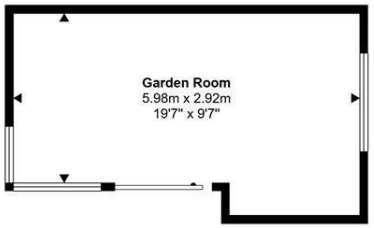
Approx Gross Internal Area
128 sq m / 1378 sq ft



Ground Floor
Approx 66 sq m / 706 sq ft



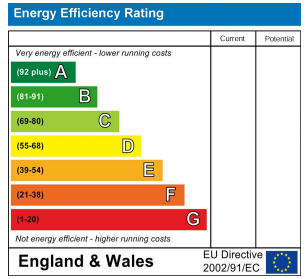
First Floor
Approx 44 sq m / 470 sq ft



Garden Room
Approx 19 sq m / 202 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Property size taken from EPC
1097.91 sq ft



The Property Ombudsman · RICS · naea propertymark PROTECTED · arla propertymark PROTECTED · Ethical Agent Network

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.

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