



CARVERS
SALES & LETTINGS

Wells Green
Barton, DL10 6NH
Price £555,000

House - Detached



Located on a charming cul-de-sac in the popular village of Barton, this detached family home is sure to attract interest from even the most discerning buyers. Internal accommodation consists of a welcoming entrance hallway, spacious full depth living room, dining room, kitchen breakfast room, useful utility room and ground floor WC. The first floor holds an airy half galleried landing with four good-sized bedrooms, the largest with ensuite shower room. A house bathroom completes the first floor. Externally the property offers an attractive frontage with ample off street parking and a double detached garage, extensively landscaped rear garden with lawned areas and a summer house ideal for use as a workspace or home office. Finished to a great standard and ideal for modern living, this property is ready to enjoy and love. All mains utilities are present, as expected, as are UPVC double glazed windows throughout. EPC rating C, North Yorkshire Council tax band F.



- Detached Family Home
- Exceptional Condition and Finish
- Two Reception Rooms
- Wonderfully Landscaped Rear Garden
- Double Detached Garage
- Village Location
- Four Bedrooms
- Bathroom and En-Suite
- Ample Off Street Parking

General Information

Tenure: Freehold

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

Double glazing

Local Authority: North Yorkshire Council (Tax Banding F)

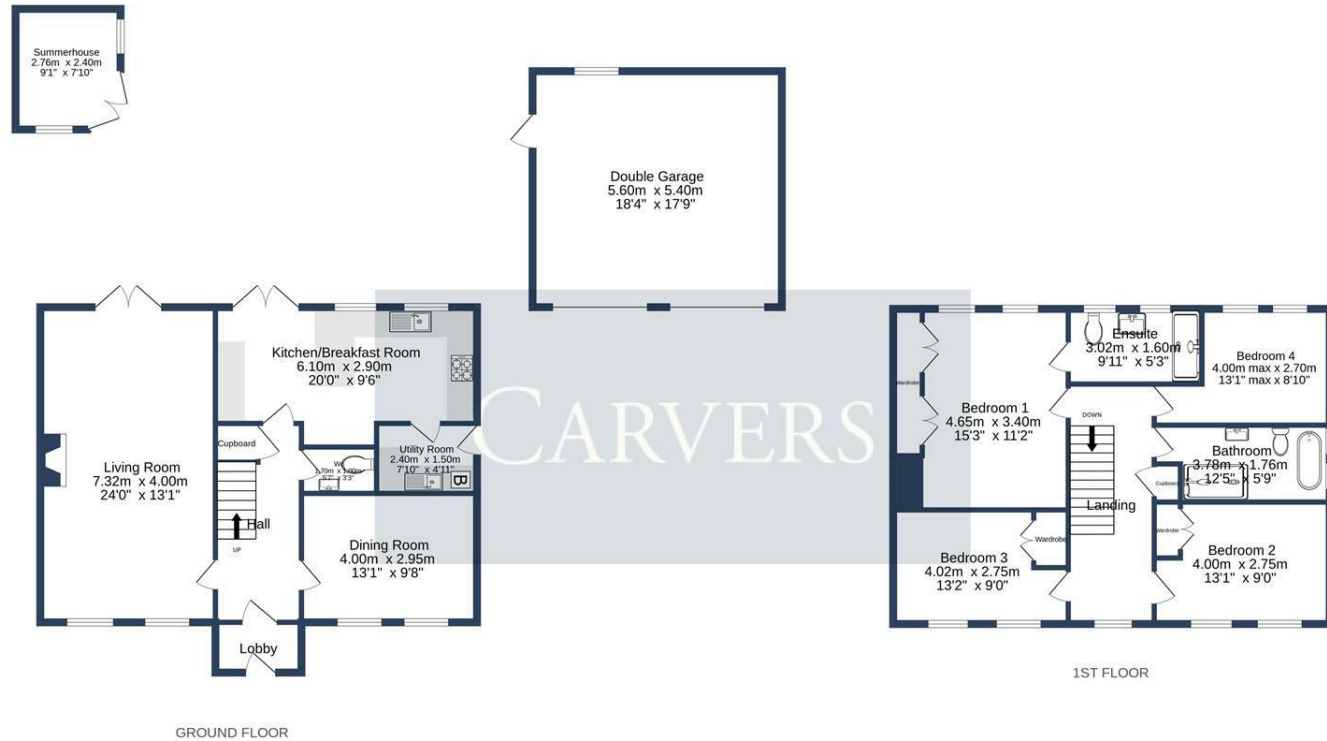
Buyer Identification Checks

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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).





YOUR MOVE SCOTT - COLLIER TAYLOR

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	77
	EU Directive 2002/91/EC	

Property size taken from EPC
1603.00 sq ft

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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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