



CARVER
RESIDENTIAL
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Marygate
Barton, DL10 6LE
Price £150,000

Cottage
2 Bedroom/s
1 Bathroom/s

Offered CHAIN FREE is this wonderful period cottage in the village of Barton. Built in the mid 1800s the property is what is known as a "gin gang", and was originally used to house horse-drawn equipment. Now fully modernised for use as a successful holiday let the property is ready for a new owner. With two storeys of accommodation, two bedrooms, a fantastic open living room kitchen, WC and bathroom the property is much bigger than first impressions show. Finished to an exacting standard with a solid fuel fire and double glazing the property is ready to be enjoyed. Please note: existing covenant means the property cannot be occupied by the same resident for more than 28 days at a time.





- CHAIN FREE
- Period Mid 19th Century "Gin Gang" Build
- Two Bedrooms
- Solid Fuel Fire
- Second Home or Holiday Let Use Only
- Spacious Interior
- WC and Bathroom
- Wonderful Location

General Information

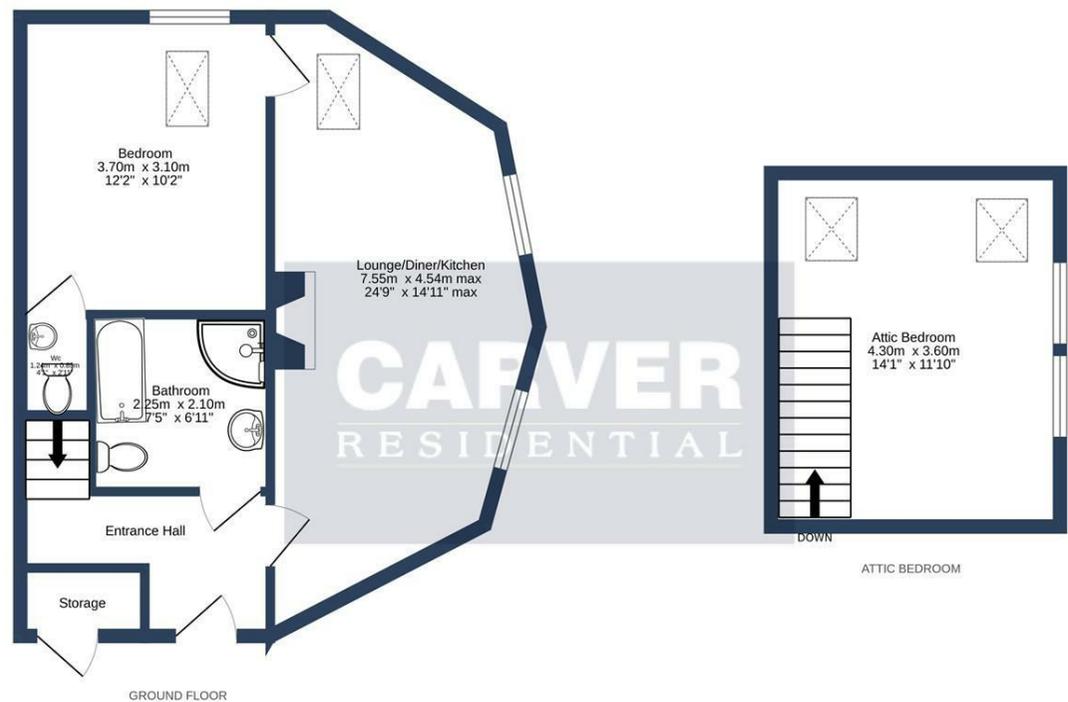
Tenure: Freehold
 Services: Mains electric, water and drainage.
 Double glazing
 Local Authority: North Yorkshire Council (Tax Banding D)

Buyers 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.

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)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Size from EPC
775.00 sq ft

THE WHEELHOUSE, MARYGATE, BARTON. DL10 6LE.

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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MAB 6202



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