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SALES & LETTINGS

High Street
Gilling West, DL10 5JG
Price £695,000

House - Semi-Detached



This wonderful period property in the village of Gilling West really is a hidden gem. Situated on the High Street in the very heart of the village this modernised family home retains vintage charm and features throughout, offering the very best of both worlds in a spacious and perfectly located package. Internal accommodation consists of a welcoming hallway leading to a cosy living room and further reception room with a myriad of different uses, whilst the rear of the property offers a stunning custom PWS kitchen/dining area boasting an incredible finish and choice of appliances and view out over the expansive plot through vast sliding doors. A ground floor WC and useful utility room complete the ground floor. The first floor holds an impressive main bedroom with en-suite shower room, a well sized second bedroom, two further well appointed bedrooms and a pretty house bathroom. Externally the property offers a landscaped, easy maintenance rear garden, private access to an off street parking area to the rear of the property for a good number of cars, a detached garage and an additional plot of land included in the sale. From top to bottom even the most discerning buyer couldn't fail to be impressed with the size, location and finish of this exemplary family home. EPC rating TBC, North Yorkshire Council tax band E



- Incredibly Well Finished Family Home
- Four Well Sized Bedrooms
- Extended Ground Floor
- Garage and Timber Outbuilding
- Village Location
- Three Reception Rooms
- Wonderful Rear Garden
- Spacious Plot with Ample Parking

General Information

Tenure: Freehold

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

Double glazing

Local Authority: North Yorkshire Council (Tax Banding TBC)

Buyer Identification Checks

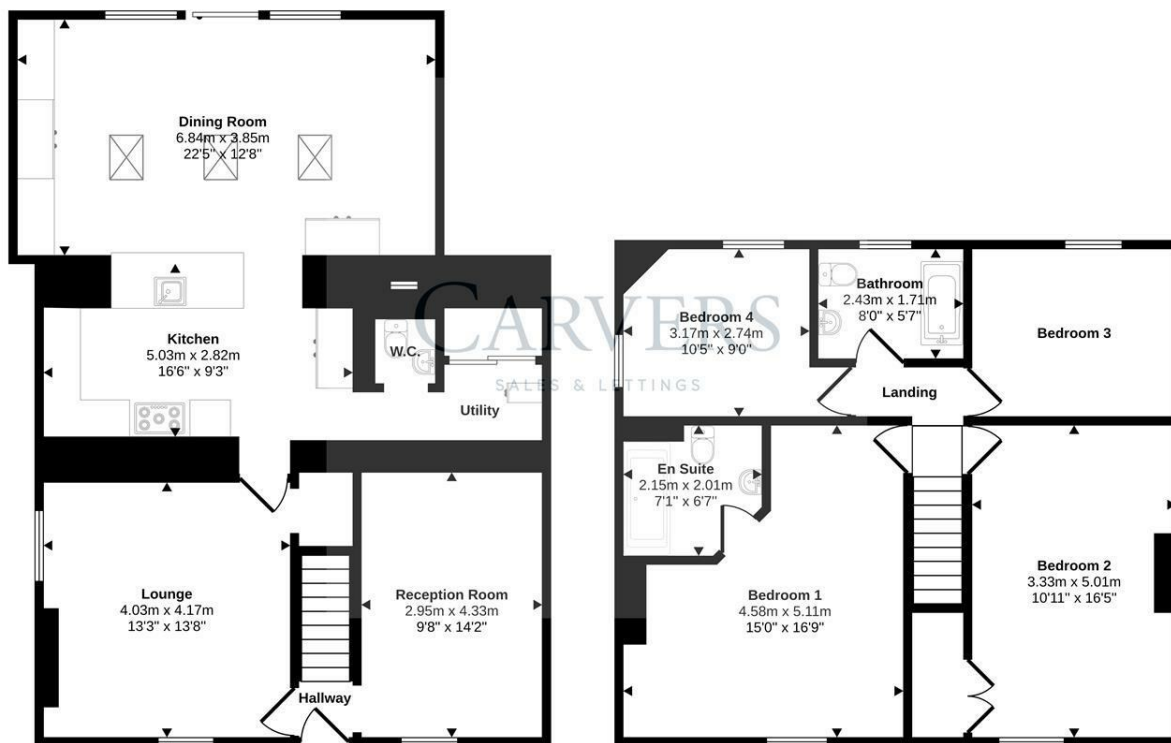
Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify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

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
161 sq m / 1737 sq ft



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.

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		EU Directive 2002/91/EC

Property size taken from EPC
1367.00 sq ft

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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.