



CARVERS

SALES & LETTINGS

Hunton Road

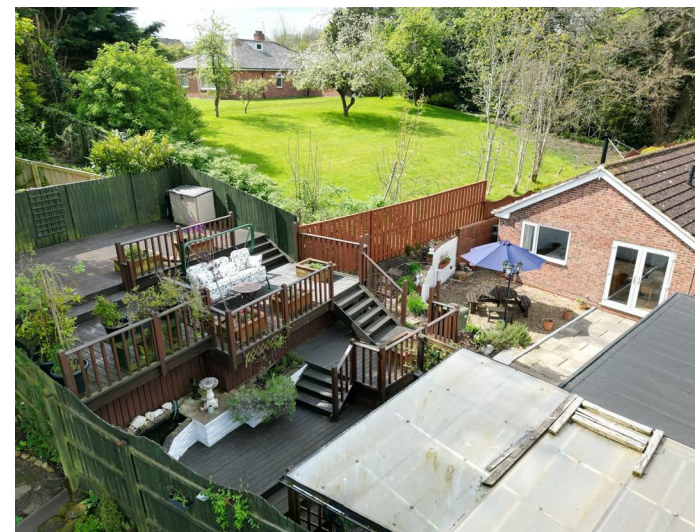
Scotton, Catterick Garrison, DL9 3NN

Price £280,000

Bungalow - Detached



Offered CHAIN FREE is this wonderful detached bungalow in the popular area of Scotton. Located close to Catterick town centre, not far from major road networks for further travel but in a semi-rural spot this home is ideally situated for a wide range of reasons. Finished to a great standard throughout the property offers a kitchen breakfast room, lounge diner, conservatory, two bedrooms and a house bathroom. Externally the property holds a lovely, lawned front garden and a wonderful decked and tiered rear garden with many places to relax and enjoy the sunshine. The property also has ample off street parking and a detached garage converted to offer a useful study or hobby room space with a handy utility room. UPVC double glazing and mains utilities are present throughout, as expected. EPC rating C, North Yorkshire Council tax band C.



- CHAIN FREE
- Two Bedrooms
- Generous Plot
- Converted Garage (ideal study/office/hobby rom)
- Detached Bungalow
- Two Reception Rooms
- Off Street Parking
- Great Condition Throughout

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

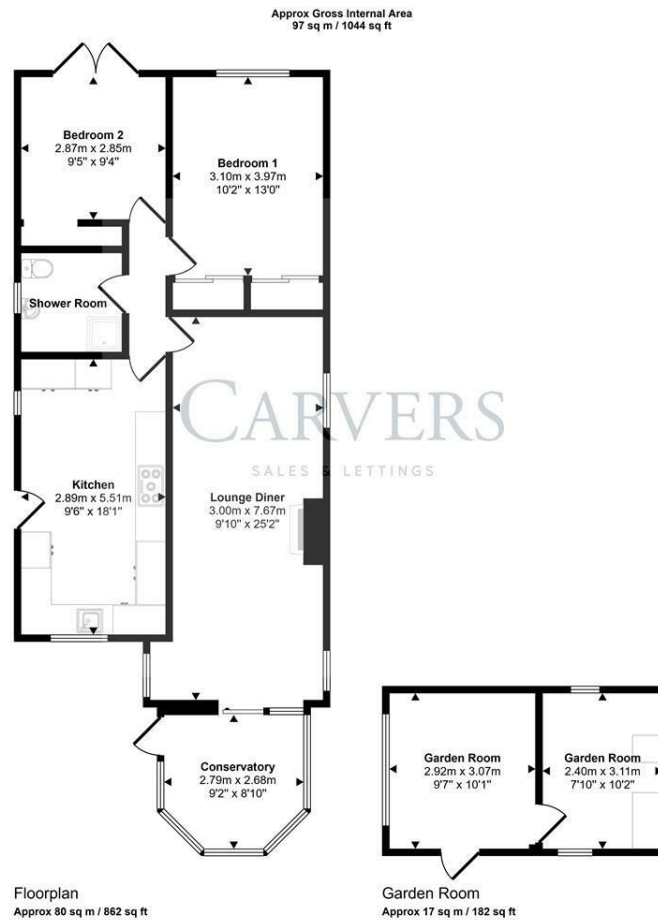
Services: Gas central heating, mains electric, water and drainage.

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

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)





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		86
(81-91) B		
(69-80) C		
(55-68) D	70	
(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
764.00 sq ft

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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.