



CARVER
RESIDENTIAL
Sales · Lettings · Property Management

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

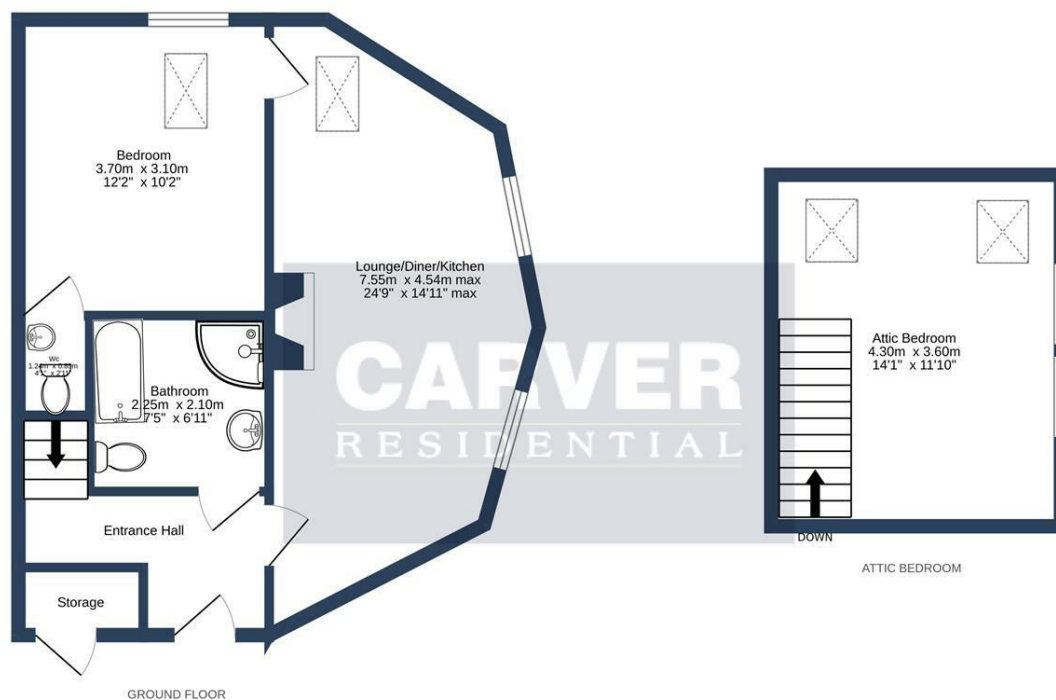
Services: Mains electric, water and drainage.

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.



THE WHEELHOUSE, MARYGATE, BARTON. DL10 6LE.

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

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MAB 6202



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