

HOUSE
SWAP
INVITED



£350,000

GUIDE PRICE: £350,000 - £375,000.

After something a little bit special in a lovely corner of Yorkshire...?

The * FULLY REFURBISHED * Booth House is an * EXCEPTIONALLY CHARMING * GRADE II listed * former FARMSTEAD * GENEROUS GARDENS * and OUTBUILDINGS * A fine example of local architecture set in a HIDDEN LOCATION * off a PRIVATE ROAD *

Spaces.

Dining kitchen - lounge with log burning stove - dining room/home office - three double bedrooms - family bathroom - wine cellar - utility - downstairs WC - loft storage room - double garages - outbuilding - additional parking - front and rear gardens - driveway - private road - alarm system - whole house ventilation system with HEPA filtration

Lovingly renovated top to bottom with professional advice from the Council's Senior Conservation Officer:

- a new roof
- the masonry has been repointed by heritage specialists in breathable lime
- new electrics, GCH system and boiler

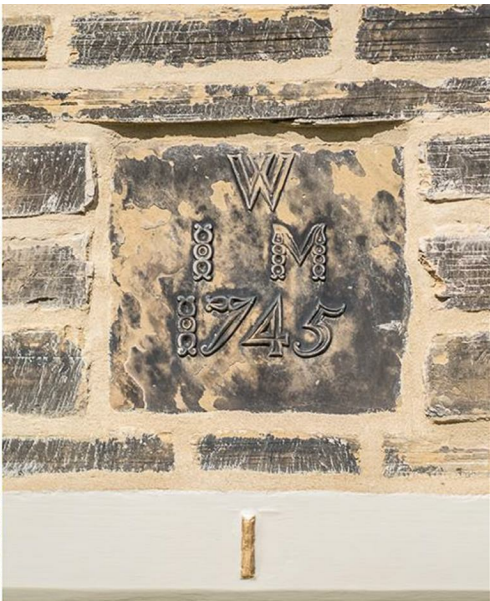
Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		