



AGRICULTURAL OCCUPANCY CONDITION APPLIES

A four bedroomed detached dormer bungalow situated in a rural location. The property provides spacious living accommodation benefitting from oil fired central heating. The accommodation includes a reception hall, two reception rooms, kitchen / dining room, rear porch, former garage with sauna, two bedrooms and family bathroom to the ground floor and two bedrooms to the first floor, one having an ensuite. There is a rear garden and off street parking. The property would benefit from some updating.





- Four bedroomed detached dormer bungalow
- Rear garden
- Oil fired central heating
- AGRICULTURAL OCCUPANCY CONDITION APPLIES
- Off street parking space
- Rural location

GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

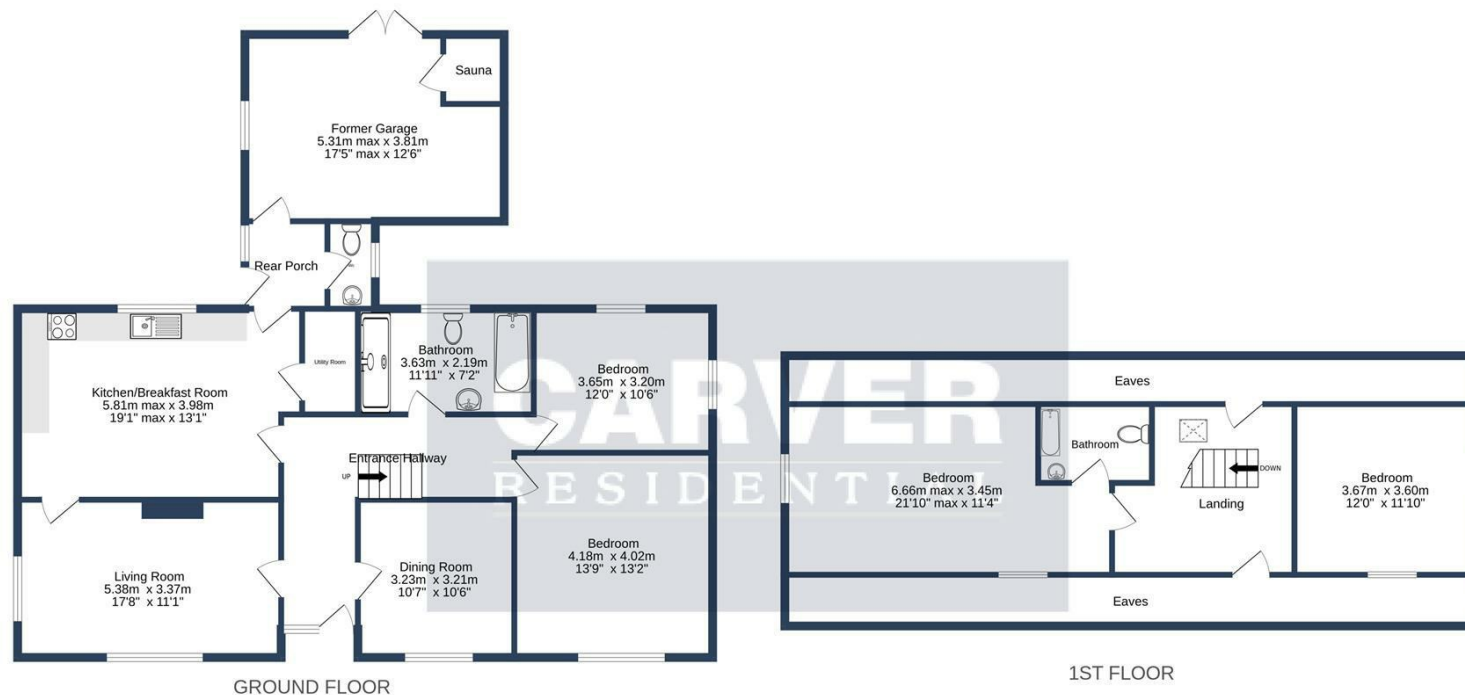
Local Authority: North Yorkshire Band D

There is a right of way in favor of the neighbouring property along the track at the front.

Note - The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in section 290 (1) of the Town and Country Planning Act 1971 or in forestry (including any dependents of such a person residing with him), or a widow or widower of such a person. Persons wishing to proceed with purchase will be required to provide evidence that they can comply with this condition.

Buyer(s) Identification Checks

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HEYROSE FARM, LOVESOME HILL. DL6 2PS.

TOTAL FLOOR AREA : 223.9 sq.m. (2410 sq.ft.) approx.

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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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	

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MAB 6202



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