



A modern four bedroomed detached family home providing open plan living accommodation benefitting from gas fired central heating and double glazing. The well presented accommodation includes a reception hall, spacious living room, open plan kitchen/dining room with integrated oven, hob, dishwasher, fridge freezer and wine cooler. French doors open to the rear garden. There is also a separate utility room and cloak room/wc. To the first floor there is a master bedroom with built in wardrobes and an ensuite shower room /wc. Bedroom two also has built in wardrobes and there are two further bedrooms and a family bathroom. Externally there is a driveway providing off street parking and access to the large garage. There is also a landscaped rear garden with patio, decked patio and lawn.





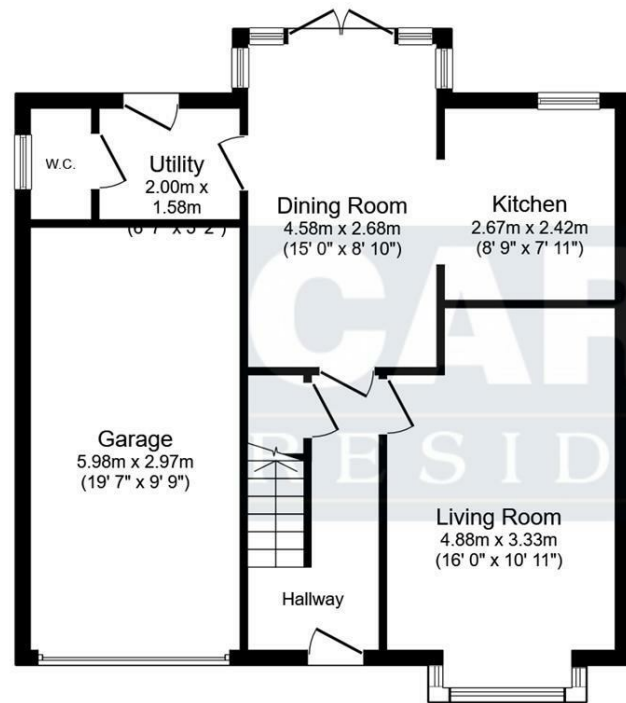
- Modern four bedroomed detached family home
- Master bedroom with ensuite shower room
- Built in wardrobes to two bedrooms
- Open plan kitchen/dining room
- Separate utility room
- Off street parking, garage and EV charge point

GENERAL INFORMATION

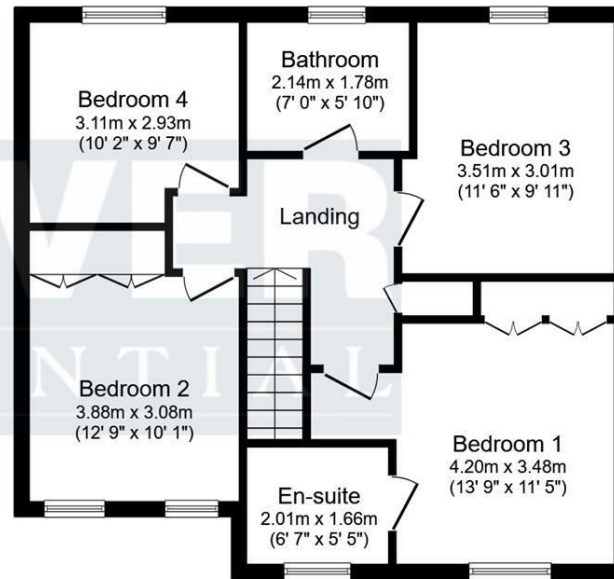
Tenure: Freehold
 Services: Gas central heating, mains electric, water and drainage
 Double glazing
 Local Authority: North Yorkshire Band E
 EV charge point.
 Annual communal charge.

Buyers Identification Check(s)

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.



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	93
(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	

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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MAB 6202



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