



# CARVERS

SALES & LETTINGS

Gunneryside  
Swaledale, DL11 6LE  
Price £240,000

House - Terraced



This wonderful village cottage in the fantastic village of Gunnerside is sure to attract attention. Christmas Cottage is currently a successful holiday let in a stunning Dales location. Finished to a good standard the internal accommodation to the ground floor consists of a welcoming kitchen breakfast room, cosy living room with log burning stove and period ceiling beams. Upstairs the property offers two double bedrooms and a shower room. Parking is available for one car outside the front of the cottage. Gunnerside itself is a wonderful village popular with walkers and cyclists, with its own community owned pub, tea room, village hall, primary school and Chapel. With modern conveniences such as fibre WiFi and period features blended throughout the property, this is the ideal opportunity for first time buyers, air B+B investors or somebody looking for their own slice of the Dales. EPC rating E, North Yorkshire Council tax band C.



- CHAIN FREE
- Period Cottage
- Kitchen Breakfast Room
- Close to Village Pub
- First Time Purchase / Holiday Home / Holiday Let Investment Opportunity
- Two Bedrooms
- Dales Village Location

#### General Information

Tenure: Freehold

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

Double glazing

Local Authority: North Yorkshire Council (Tax Banding C)

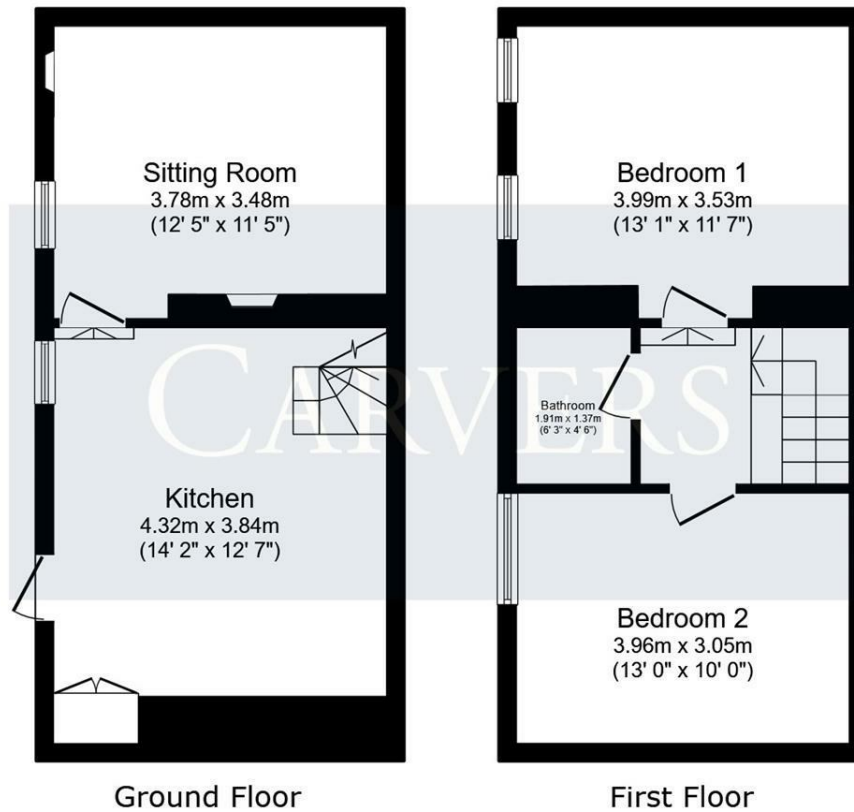
#### Buyer Identification Check

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.

#### 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)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Property size taken from EPC  
688.00 sq ft

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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 The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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