



CARVERS
SALES & LETTINGS

Low Green
Eppleby, Eppleby, DL11 7AZ
Offers in the region of £450,000

House - Detached



Fresh to market, CHAIN FREE and hidden away in the popular village of Eppleby is Stonebeck, a delightful family detached home which simply must be seen to be appreciated. Offering the space and layout of a modern family home but situated in a popular village this property is sure to be popular. Internal accommodation consists of a welcoming porch and hallway, a spacious living room leading to a wonderful sun room, second reception room ideal for use as a dining room or study, recently refitted kitchen, utility room and ground floor WC. The first floor holds three well-sized bedrooms each with their own storage, the largest bedroom with an en-suite shower room and finally a house bathroom. Externally the property is cleverly hidden away from the village green and offers a driveway leading to a single detached garage, a front lawned garden with patio area and an impressive, spacious lawned rear garden with a further patio area. EPC rating E, North Yorkshire Council tax band E.



- Village Location
- Three Reception Rooms
- Two Bathrooms
- Impressive Plot
- Detached Family Home
- Three Bedrooms
- Utility Room and Ground Floor WC
- Detached Garage and Driveway

General Information

Tenure: Freehold

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

Local Authority: North Yorkshire Council (Tax Banding E)

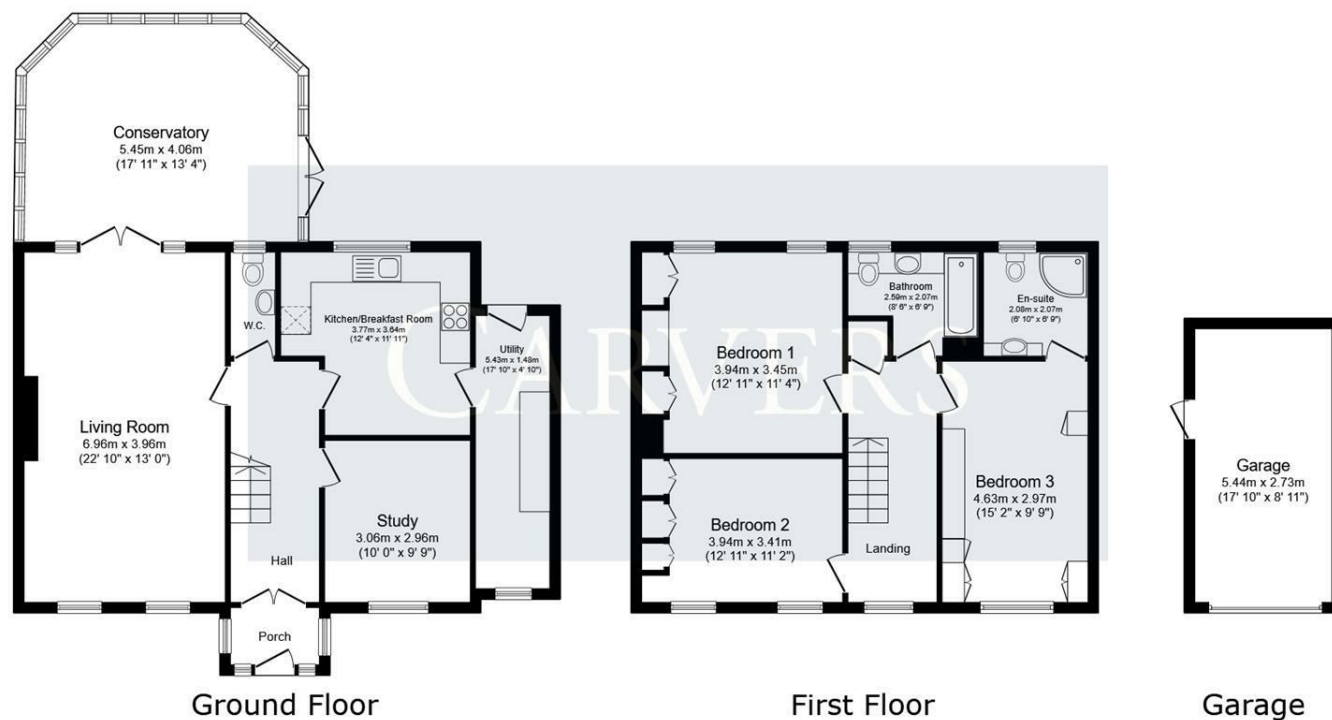
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Property Size Reference

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		
(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		

Property size taken from EPC
1463.00 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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