



# CARVERS

SALES & LETTINGS

Heslet House, Station Road  
North Cowton, Northallerton, DL7 0HQ  
Offers in the region of £350,000

Bungalow - Detached



An attractive double fronted two bedroomed detached bungalow benefitting from an extension to the rear. The property benefits from oil fired central heating and Upvc double glazing. Recently redecorated the accommodation includes a reception hall, spacious living room, dining room, kitchen/ breakfast room fitted with wall and base units including integrated oven, hob and fridge freezer. Rear entrance hall, cloak room/wc, Pantry, office/ study and access to the garage. From the main reception hall there is the main bedroom with fitted wardrobes, bedroom two which is a double room and family bathroom fitted with a white suite including a shower cubicle. Externally there is a driveway providing off street parking and access to the garage with remote door. The front garden is mainly lawn with mature borders and gate leading to the private rear garden with patio and lawn with lovely views over the adjoining countryside.



- Extended two bedroomed detached bungalow
- Oil fired central heating and Upvc double glazing
- Two separate reception rooms
- Mature front garden with driveway and garage
- No onward chain
- Spacious and recently decorated accommodation
- Two double bedrooms
- Office/study
- Rear garden overlooking open countryside

#### GENERAL INFORMATION

Tenure: Freehold

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

Double glazing

Local Authority: Richmondshire Band C

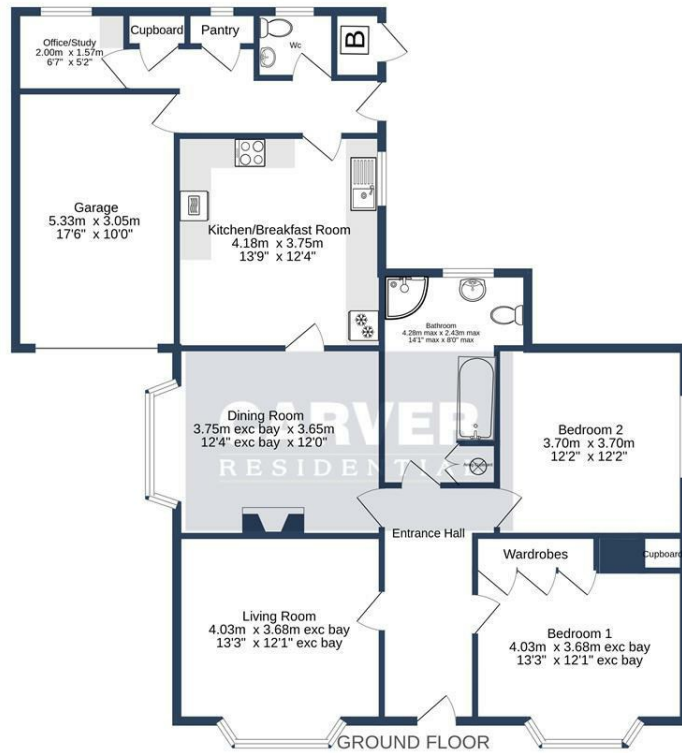
#### Buyers Identification Check(s)

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.

#### Property Size Information

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)





STATION ROAD, NORTH COWTON, DL7 0HQ.

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. Made with Metrepaq ©2020.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		64
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Property size taken from EPC  
1130.00 sq ft

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 There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.  
 The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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