

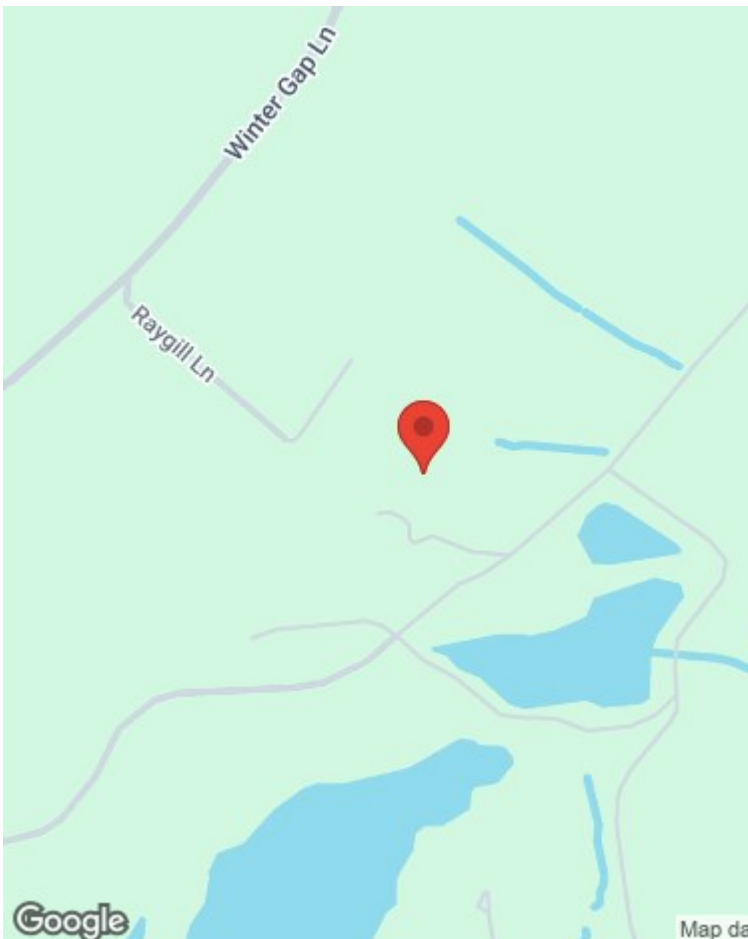


## 1 Raygill Farm Barns, Lothersdale, BD20 8FZ

Asking Price £439,950

- THREE BED PROPERTY
- LOW MAINTENANCE GARDEN
- CHOICE OF KITCHEN AND BATHROOM
- VIEW NOW TO CREATE YOUR PERFECT HOME
- STAMP DUTY PAID - MAIN RESIDENCE BUYERS ONLY
- SOUGHT AFTER VILLAGE LOCATION
- AT SECOND FIX STAGE

STAMP DUTY PAID, main residence buyers only. Now in the latter stages of development, Plot 1 presents a superb three-bedroom barn conversion, offered ready for second fix. At this stage, the purchaser has the opportunity to personalise the home by selecting their preferred kitchens (pictures for reference) and bathrooms. The specification mirrors that of No 3 Raygill Farm Barns, delivering the same high-quality finish, while benefitting from a more manageable garden footprint. Externally, the property is complemented by a single garage and on-site parking for two vehicles.



## Viewings

Viewings by arrangement only. Call 01756 753341 to make an appointment.

## Council Tax Band:

New Build

## EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	74
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	