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Station Road

Newton Le Willows, Bedale, DL8 1TB

Offers in the region of £399,950

House - Detached
3 Bedroom/s
2 Bathroom/s

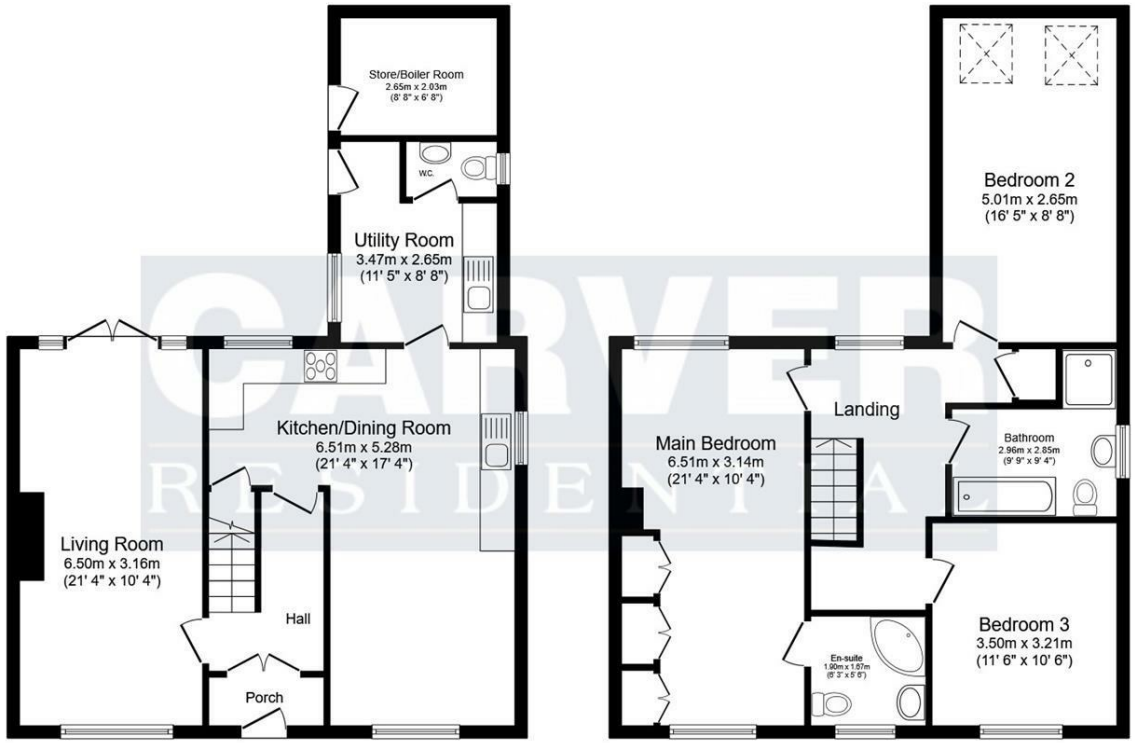
An attractive stone built three bedroomed cottage proving modern open plan and well presented living space benefitting from oil fired central heating, Upvc double glazing and overlooking countryside to the front. The accommodation includes an entrance porch, spacious reception hall, duel aspect living room with log burning stove and French doors opening to the rear patio. The kitchen/dining room is an open plan L shaped room with wall and base units together with a range style oven and integrated dishwasher. There is a useful utility room with door to the rear courtyard and downstairs cloakroom/wc. To the first floor there is a landing with fold down ladder access to the boarded loft. The mastered bedroom is a double room with fitted wardrobes and en suite shower room/wc. There are two further double bedrooms and a family bathroom fitted with a white suite together with shower cubicle. Externally to the front there is a graveled area with footpaths leading to each side of the property and a gate to the rear. To the rear there is a lovely private courtyard garden area with stone patio and steps leading to a gated graveled parking area for several cars accessed from the side lane. The village is well positioned for access to Bedale Northallerton, Richmond and the A1M.

- Originally constructed as a four bedroomed detached family home
- Well presented living accommodation
- Living room with log burning stove and French doors
- Enclosed rear courtyard garden
- Popular village location
- Three double bedrooms with en suite shower room to the main bedroom
- Open plan kitchen/dining room
- Oil central heating and double glazing
- Off street parking

GENERAL INFORMATION
Tenure: Freehold
Services: Oil fired central heating, mains electric, water and drainage.
Double glazing.
Local Authority: Richmondshire Band E
Note -Sycamore Cottage has a right of way over the gravelled driveway to the side leading to the off street rear parking.

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)

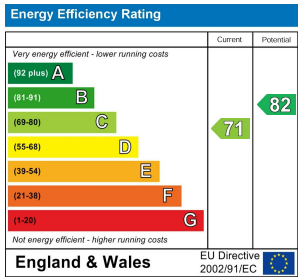


Ground Floor
Floor area 70.9 sq.m. (763 sq.ft.)

First Floor
Floor area 72.7 sq.m. (782 sq.ft.)

Total floor area: 143.6 sq.m. (1,545 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



Property Size from EPC
1474.00 sq ft

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MAB 6202

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UK ALA THE UK ASSOCIATION OF LETTING AGENTS

14 Duke Street, Darlington
Co Durham, DL3 7AA
01325 357807
sales@carvergroup.co.uk

63 Dalton Way, Newton Aycliffe
Co Durham DL5 4NB
01325 320676
aycliffe@carvergroup.co.uk

41 Market Place, Richmond
North Yorkshire, DL10 4QL
01748 825317
richmond@carvergroup.co.uk

219 High Street, Northallerton
North Yorkshire DL7 8LW
01609 777710
northallerton@carvergroup.co.uk