



CARVERS
SALES & LETTINGS

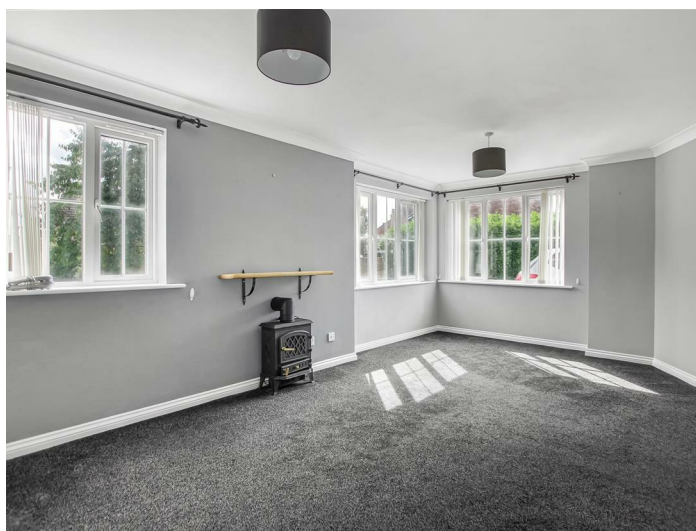
Blacksmith Court
North Cowton, Northallerton, DL7 0EL
Guide price £225,000

House - Detached



This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the

Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional. A well presented four bedroomed property providing ideal family accommodation in a cul de sac location within the popular village of North Cowton. The property benefits from electric heating and Upvc double glazing. The accommodation includes a reception hall, cloaks room / wc, spacious living room, dining room with French doors leading to the rear garden, fitted kitchen with integrated oven, hob, fridge and access to the garage and utility area. To the first floor there is a master bedroom with en suite shower room / wc, three further bedrooms and a family bathroom / wc. Externally there is a driveway providing off street parking and access to the garage. A side gate leads to the good sized rear garden.



- A four bedroomed family property located in a cul de sac location
- Master bedroom with en suite shower room / wc
- Subject to Reserve Price
- The Modern Method of Auction
- Popular village location
- Spacious living room and separate dining room with French doors to the rear garden
- For Sale by Modern Auction – T & C's apply
- Buyers fees apply
- Good sized rear garden, driveway and garage

GENERAL INFORMATION

Tenure: Freehold

Services: Electric heating, mains electric, water and drainage

Double glazing

Local Authority: North Yorkshire Band E

The loft is boarded with access via a ladder.

The property is linked via the garage.

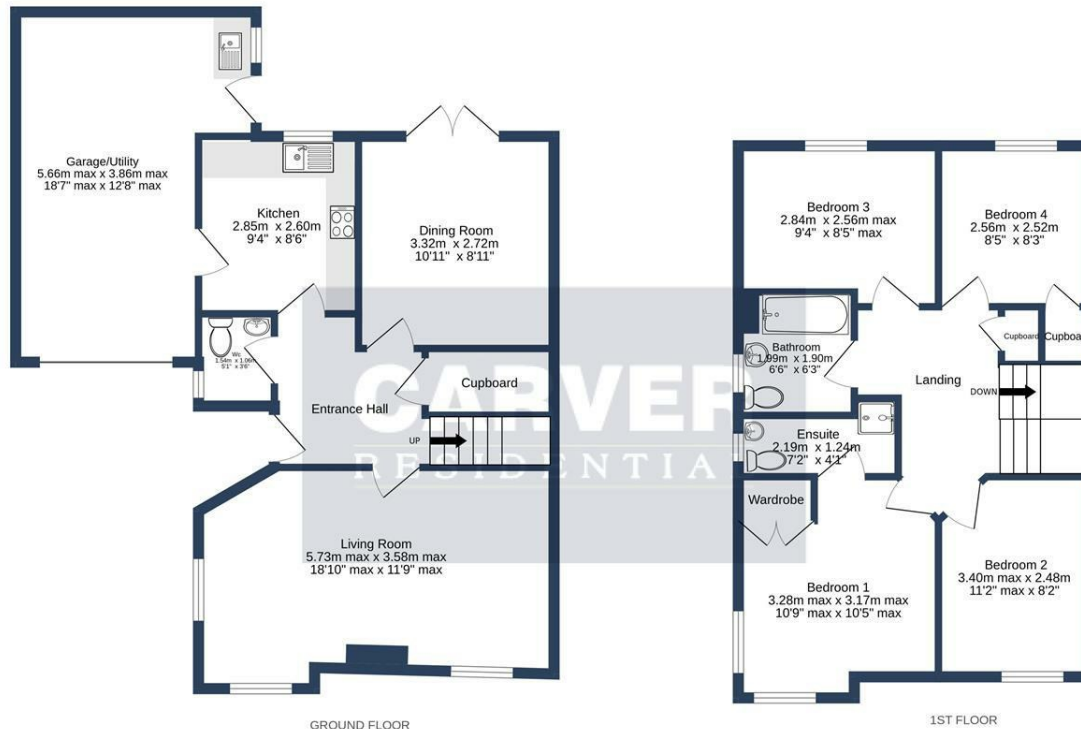
Buyers Identification Check(s)

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)





BLACKSMITH COURT, NORTH COWTON. DL7 0EL.

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.
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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
1001.00 sq ft

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Your home may be repossessed if you do not keep up repayments on your mortgage.
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.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.