



# CARVERS

SALES & LETTINGS

Middleton Tyas, DL10 6RD

Price £625,000

House - Semi-Detached



Very rarely does a property of this character and presence come to market. This impressive period home in the ever popular village of Middleton Tyas simply must be seen to be appreciated; packed with period features and oversized proportions West Rookery Annexe is sure to be of interest to even the most discernible buyer. The internal accommodation of the property consists of an entrance hallway leading to a generous living space, bright and airy with it's dual aspect windows, stunning coving and panelled window frames. A refitted kitchen offers a modern fit and finish with fitted appliances and leads to the orangery with a plethora of windows and a solid fuel stove to ensure year-round enjoyment. A well appointed utility room and ground floor WC are also present. The first floor holds two spacious bedrooms both with feature fireplaces and the larger of the two with an impressive en-suite featuring shower and freestanding bath as well as a useful walk-in wardrobe. The second bedroom also offers an en-suite shower room. Moving up, the second floor holds a further two bedrooms, one with another walk-in wardrobe or store room and finally a shower room completes the second floor. Externally West Rookery Annexe holds off street parking in a private parking area for three to four cars, a fully fitted outbuilding with WC ideal for use as a home office or gym and a private rear garden. Finally a cellar extends beneath the whole of the ground floor offering four further useful spaces with a range of uses. Packed with character and charm, ideally located and ready to love, this is not one to be missed. Double glazing, gas central heating and a fantastic level of finish throughout. EPC rating C, North Yorkshire Council tax band D.



- Chain Free Sale
- Wonderful Period Property With Stunning Features Throughout
- Private, Walled Location
- Prestigious Village
- Over 2,500ft of Internal Space
- Four Bedrooms, Three Bathrooms
- Vast Cellar with Huge Potential and Detached Home Office/Gym
- Private Rear Garden
- Ample Off Street Parking
- An Incredibly Rare Opportunity

### Buyer Identification Checks

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.

### General Information

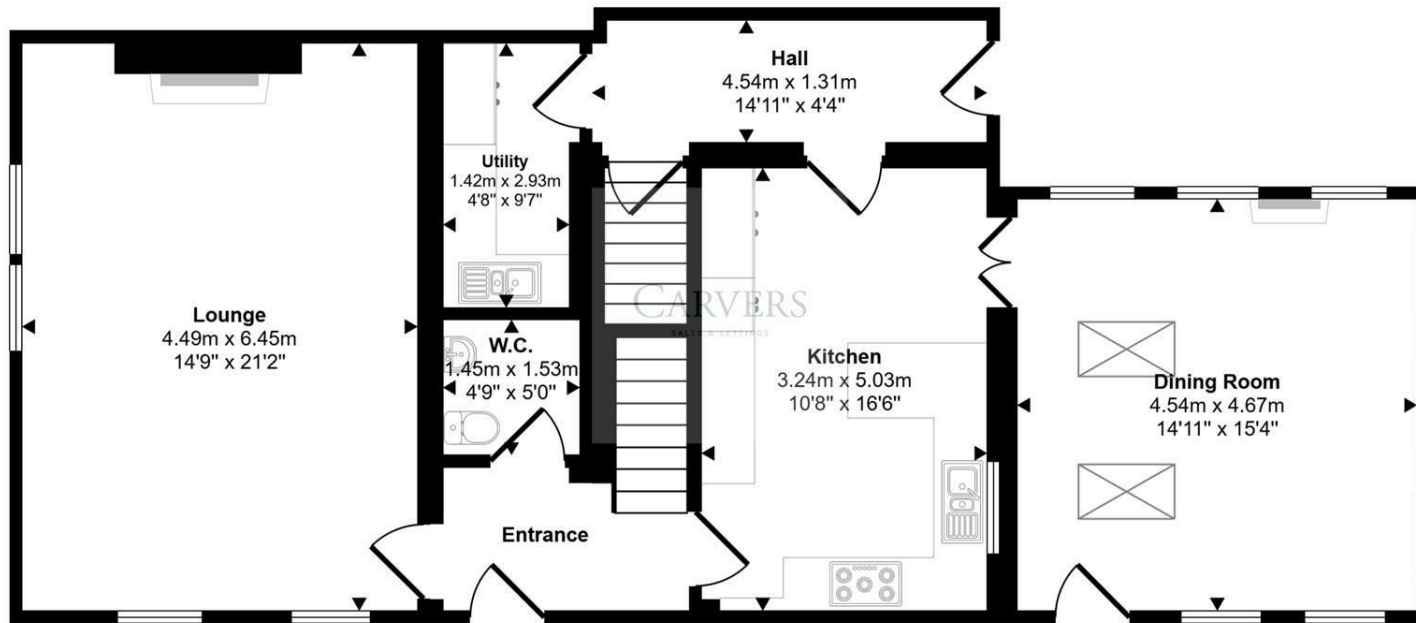
Tenure: Freehold

Services: Double glazing, gas central heating, mains electric, water and drainage.  
Local Authority: North Yorkshire County Council (Tax Banding D)

### 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) <b>A</b>		73 <b>B</b> 82
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Property size taken from EPC  
2572.57 sq ft

### Ground Floor

Approx 95 sq m / 1019 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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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