CARVERS

SALES & LETTINGS

House - Semi-Detached

Awdale House, Tunstall

DL10 7QL

Offers over £325,000

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A wonderful opportunity waits the buyer of this period family home in the popular village of Tunstall. Perfectly located in the heart of the village this spacious family home must be seen to be appreciated. Converted from its previous incarnation as a village pub this property is an impressive, sizeable family home ready to craft into your perfect abode. Internal accommodation consists of a welcoming hallway, huge living room, kitchen dining room, ground floor wetroom and utility room. The first floor holds the house bathroom and four well-sized bedrooms. The home also offers two very useful rooms in the basement of the property. Externally the property holds an impressive rear lawned garden with patio areas and off street parking. Ripe for personalisation, this property represents a fantastic chance to create your own period village family home. Air sourced heating, open fire to living room and double glazing throughout as expected. EPC rating C, North Yorkshire Council tax band E.

- Spacious Family Home
- Three Floors of Accommodation
- Four Bedrooms
- Popular Village Location
- Large Rear Garden and Parking
- Two Bathrooms

General Information

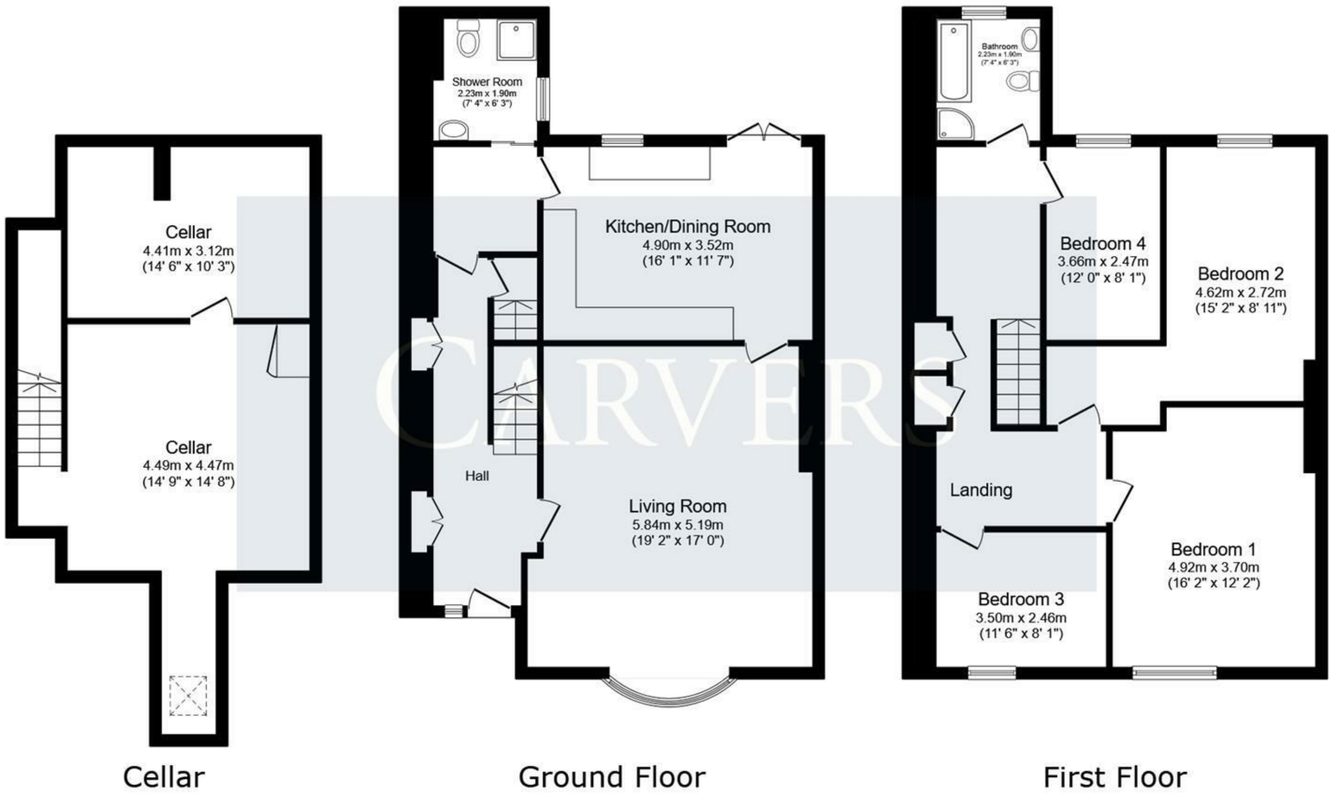
Tenure: Freehold
Services: Electric and solid fuel heating, mains electric, water and drainage.
Local Authority: North Yorkshire Council (Tax Banding E)

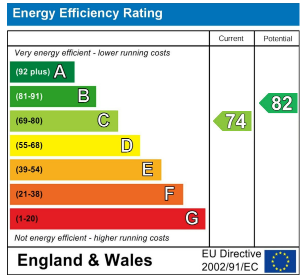
Buyer Identification Charge

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 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)





Property size taken from EPC
2109.00 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

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