



CARVERS
SALES & LETTINGS

Arkengarthdale Road
Reeth, Richmond, DL11 6QX
Auction Guide £345,000

House - Detached



4

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FOR SALE BY MODERN METHOD OF AUCTION.

This CHAIN FREE home comes to market outside the wonderful village of Reeth, North Yorkshire. Located rurally with views of the surrounding valleys this is one not to be missed! With scope for personalisation this is the perfect opportunity to create your countryside home. Internal accommodation consists of an entrance hallway, separate living room with solid fuel fire and bay window, dining room with fireplace, kitchen and utility room off the useful, spacious garage. The first floor holds four well-sized bedrooms and a house bathroom with storage solutions throughout the entire property. The second floor offers a attic room with a range of uses. Externally the property boasts views over the valley into Reeth with parking, front and side gardens and a garage. UPVC double glazing and oil central heating are present. EPC rating TBC, North Yorkshire Council tax band F.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



- Offered CHAIN FREE
- Four Bedrooms
- Attic Room
- Two Gardens
- For Sale by Modern Auction
- Wonderful Rural Detached Home
- Two Reception Rooms
- Garage
- Amazing Views and Location
- Subject to Reserve Price & Reservation Fee

General Information

Tenure: Freehold
 Services: Oil central heating, mains electric and water.
 Double glazing
 Local Authority: North Yorkshire Council (Tax Banding F)

Buyers 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.

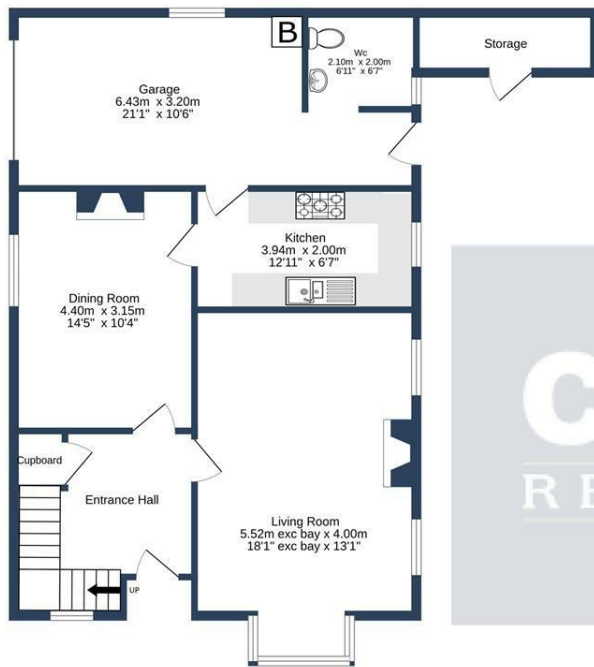
Property Size Reference

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)

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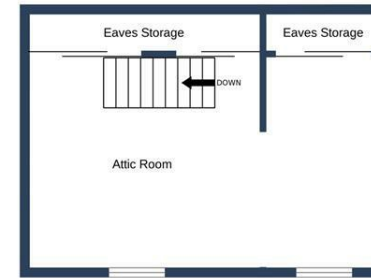




GROUND FLOOR



1ST FLOOR



ATTIC ROOM

EASTFIELD HOUSE, ARKENGARTHDALE ROAD, REETH. DL11 6QX.

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			61
(39-54) E			
(21-38) F		27	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.