





Accommodation

A charming two bedroom character cottage, situated in the ever popular village of Carthorpe and now offering an exciting renovation opportunity.

The property is now in need of complete renovation, but it certainly offers endless opportunities, whilst there is undoubtedly extension potential, subject to necessary consents and permissions.

Located in the highly sought after village of Carthorpe, the cottage is ideally placed for access to Ripon, Thirsk and Bedale, whilst access is also readily available to the A1, making it ideal for purchasers who commute. The property is sure to suit a range of purchasers, including developers, whilst it would also no doubt make a lovely holiday cottage, once complete.

On the ground floor the main entrance door leads into a good size living room, there is a small inner hallway with stairs rising to the first floor and a pantry, whilst a kitchen/diner with rear access door completes the downstairs layout. To the first floor there is a landing with cupboard housing the gas central heating boiler and further storage cupboard, two good size double bedrooms and the shower room, fitted with a white suite.

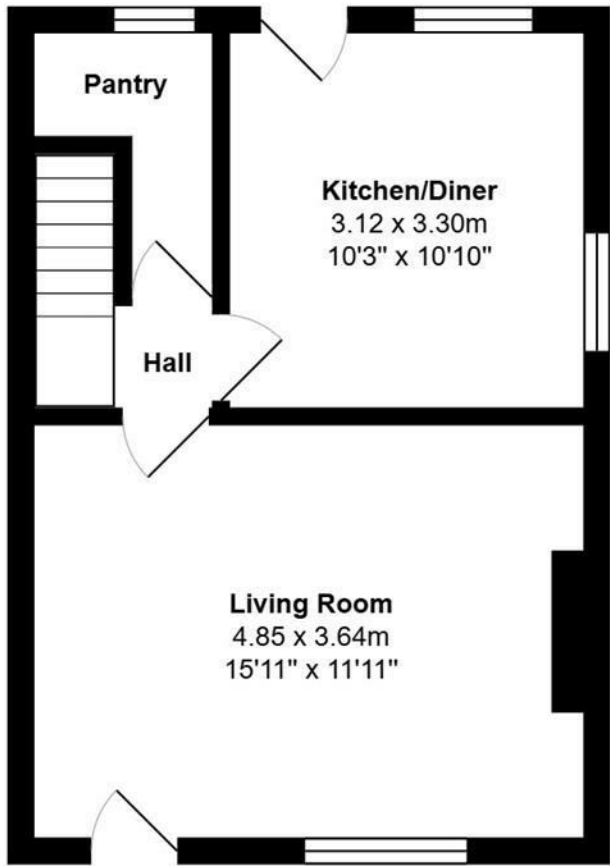
Externally there is a small front garden and pathway leading to the side of the cottage and the rear garden beyond. The garden is a good size, part laid to lawn and with a large patio area, whilst a pedestrian right of way is available to the neighbouring cottage. A further driveway area is available to the side of the cottage, offering a parking space and giving access to the good size single garage (5.20m x 2.67m (17'0" x 8'9")). Whilst the driveway is owned with this property, the neighbouring cottage also has parking and a single garage.

Sold as seen and with no onward chain, an early viewing is encouraged on this exciting project, which is sure to attract high levels of interest.

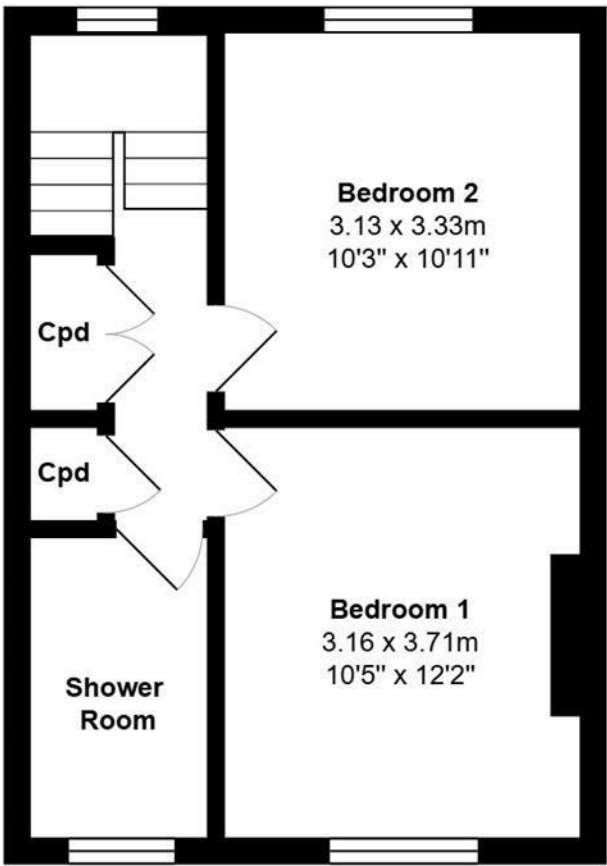




Floorplan



Ground Floor



First Floor

EPC

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

MONEY LAUNDERING REGULATIONS 2003 - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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